

GREATROCK NORTH WATER AND SANITATION DISTRICT

8390 E. Crescent Pkwy., Suite 300
Greenwood Village, CO 80111
(P) 303-779-5710 (F) 303-779-0348
www.colorado.gov/greatrocknorthwsd

Mission: To provide the highest quality of water at the most affordable price for current customers and to provide for the expansion of the District as growth occurs.

NOTICE OF SPECIAL MEETING AND AGENDA

DATE: June 1, 2021
TIME: 4:30 P.M.
LOCATION: **DUE TO CONCERNS REGARDING THE SPREAD OF THE CORONAVIRUS (COVID-19) AND THE BENEFITS TO THE CONTROL OF THE SPREAD OF THE VIRUS BY LIMITING IN-PERSON CONTACT. THIS MEETING WILL BE HELD BY VIDEO/TELEPHONIC MEANS WITHOUT ANY INDIVIDUALS (NEITHER DISTRICT REPRESENTATIVES NOR THE GENERAL PUBLIC) ATTENDING IN PERSON.**

ACCESS: You can attend the meeting in any of the following ways:

1. To attend via Microsoft Teams videoconference use the below link –
https://teams.microsoft.com/l/meetup-join/19%3ameeting_MzgzNWY5ZDktYTU0Ny00Y2M0LWJmYzktZjc1NjBIOGY3NTAw%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%227e78628f-89cd-4e97-af6c-60df84b55ffe%22%7d

Phone Conference ID: 230 215 607#

2. Or by calling 1-720-547-5281 and entering the Phone Conference ID above.

<u>Board of Directors:</u>	<u>Office</u>	<u>Term Expires</u>
Robert William Fleck	President	May, 2023
John D. Wyckoff	Vice President	May, 2022
Jeffrey Polliard	Treasurer	May, 2022
Brian K. Rogers	Secretary	May, 2023
Dave Lozano	Asst. Secretary	May, 2022

Consultants:

Lisa A. Johnson	District Manager
Jennifer Gruber Tanaka, Esq.	District General Counsel
Bradley A. Simons, PE	District Engineer
Mike Murphy	District Operator in Responsible Charge

Greatrock North Water and Sanitation District
June 1, 2021 Agenda

I. ADMINISTRATIVE MATTERS (Action Items Status Matrix – enclosure - 002)

A. Present Disclosures of Potential Conflicts of Interest.

B. Approve Agenda.

C. Board of Director's Report.

D. District Manager's Report (enclosure – 003).

II. CONSENT AGENDA

A. These items are considered to be routine and will be approved by one motion. There will be no separate discussion of these items unless requested; in which event, the item will be removed from the Consent Agenda and considered in the Regular Agenda.

1. Approve the Minutes of the May 4, 2021 special meeting (enclosure – 004).
 2. Ratify approval of the payment of claims for the period ending May 24, 2021 in the amount of \$60,217.80 (enclosure - 005).
 3. Operations and Maintenance Activities Report (enclosure – 006).
 4. Review meter installation report (enclosure – 007).
 5. Acceptance of cash position schedule and unaudited financial statements for the period ending April 30, 2021 and Inclusion Summary (enclosure – 008).
 6. Ratify approval of the 3rd Addendum to Construction Management Agreement with Element Engineering, LLC (enclosure – 009).
-

III. FINANCIAL MATTERS

A. _____

IV. ENGINEER'S REPORT (enclosure - 010)

A. Capital Projects Update

1. Third Alluvial Well

2. Evaporation Pond

Greatrock North Water and Sanitation District
June 1, 2021 Agenda

- a. Status of condemnation efforts (enclosure – 011).

- b. Discuss status of request for proposals from qualified engineering firms to finish the design, engineering and construction management of the evaporation pond.

3. Reverse Osmosis Treatment Facility (enclosure – 012)

4. Water Meter Upgrade Project

V. OPERATIONS AND MAINTENANCE MATTERS (ORC Report – enclosure – 013)

VI. LEGAL MATTERS

- A. Update on Country Club Ranchettes #2 Petition for inclusion and Inclusion Agreement. (ADJOURN TO EXECUTIVE SESSION IF NECESSARY)

- B. Update regarding legislative matters from 2021 session.

VII. OTHER MATTERS

- A. Status of Homestead Heights/Country Club Ranchettes #1.

- B. Status of Hayesmount Estates.

- C. Status of Ridgeview Estates.

VIII. COMMUNITY COMMENTS (ITEMS NOT ON THE AGENDA ONLY. COMMENTS LIMITED TO 3 MINUTES PER PERSON AND TAKEN IN ORDER LISTED ON SIGN UP SHEET).

IX. ADJOURNMENT

**THE NEXT MEETING IS SCHEDULED
for Tuesday, July 6, 2021
at 4:30 p.m.**

Greatrock North Water and Sanitation District Action Items Status Matrix—2021

Action Items	Date of Meeting	Assigned To	Deadline	Priority	Not Started	In Process	Reoccurring	Follow up Required	Complete	Notes
INCLUSION AND DEVELOPMENT MATTERS										
Homestead Heights Development (a/k/a Country Club Ranchettes Filing No. 1)	12/6/16	Brad	N/A	2		X				<p>12/15/2020: Brad is reviewing submittals for the off-site water connections and requested information on the RHF check valve vault from Manhard Consulting.</p> <p>1/7/2021: New list started. Items preceding 12/2020 on prior action items lists.</p> <p>1/17/2021: Brad emails Laurie at Manhard re: the revised information Blanco needs to resubmit on the RHF check valve vault.</p> <p>1/20/2021: Blanco emails revised submittal for RHF check valve vault to Brad. Brad to review and comment.</p> <p>2/10/2021: Jay Scolnick indicates he has selected a different contractor to perform the work. Brad advised Jay the District needs a schedule and requires a pre-construction meeting.</p> <p>2/18/2021: Brad emailed Jay to request a pre-construction meeting.</p> <p>4/13/21: Jay Scolnick emails inquiry on status of construction observations on Blanco by Bryan Dalrymple; Brad forwards email to Bryan</p> <p>4/19/21: MMI meeting with Bryan Dalrymple to review inspection and testing records cancelled due to weather forecast.</p> <p>05/10/2021: A pre-construction meeting scheduled for May 11 for the on-site water system improvements was postponed since the developer does not have plans approved by Adams County therefore no work can be performed within the new rights-of-way.</p> <p>05/10/2021: Adams County cannot approve the plans or issue any permits until the County has received and approved the surety for the SIA.</p>
Country Club Ranchettes Filing No. 2 Inclusion	3/5/19	Brad Jennifer	N/A	2		X				<p>12/16/2020: Jennifer provided comments on agreement to group. Board to discuss agreement at January meeting. Anticipate holding hearing at February meeting.</p> <p>1/5/2021: Board presented with draft agreement for direction and discussion. Board to conduct inclusion hearing at February meeting. Jennifer to update agreement per Board</p>

Greatrock North Water and Sanitation District Action Items Status Matrix—2021

Action Items	Date of Meeting	Assigned To	Deadline	Priority	Not Started	In Process	Reoccurring	Follow up Required	Complete	Notes
										direction for Lisa to circulate to Jay for review and comment. Jennifer to publish for public hearings in February. 1/7/2021: New list started. Items preceding 12/2020 on prior action items lists. 1/17/2021: Jay phones Brad and indicates he has another engineer analyzing the topography on Parcel 4 in hopes of platting more lots. District will need to analyze water rights available to support more lots. 2/18/2021: Brad emailed Jay for an update on analysis. 4/12/21: Jay Scolnick emails a conceptual lot plan for Sierra Vista Ranchettes totaling 25 lots, but some lots are on property to be retained by District 4/16/21: Brad Simons requests grading plan for conceptual lot plan 4/22/21: Jay Scolnick emails and indicates Matrix Design made an error and is revising conceptual lot plan. 5/4/2021 – BOD considers request to restrict irrigated area to 1,000 square feet. BOD denies request. Chris to inform Jay. 05/17/2021: Jay’s engineer presents an alternative concentrate line alignment based upon revised platting concept. Brad’s requests conceptual grading for the alternative alignment.
Ridgeview Estates	3/3/2020	Brad	N/A	2		X				12/10/2020: Brad meets w/ Blanco Inc. at site of water tie-in at Great Rock Way to review layout and design. 1/7/2021: New list started. Items preceding 12/2020 on prior action items lists. 1/7/2021: Met yesterday with Blanco regarding tie in at tank site. 1/13/2021: GN residents report brown water following tie-in in Great Rock Way. Bryan flushes fire hydrants. 2/18/2021: Brad talked with David Moore and emailed DM a request for an updated schedule for coordination with REC and testing required. 5/4/2021 – onsite water improvements in process and project is almost complete.

CAPITAL PROJECT MATTERS

Greatrock North Water and Sanitation District Action Items Status Matrix—2021

Action Items	Date of Meeting	Assigned To	Deadline	Priority	Not Started	In Process	Reoccurring	Follow up Required	Complete	Notes
Third Alluvial Well	2/5/19	Brad Chris	N/A	2		X				<p>1/5/2021: Brad received memo from Tim Crawford regarding ALV-5. Quantity from well site is favorable. Quality less favorable than other locations but better from monitoring well. Memo summarizing results sent to Brad to review for comment.</p> <p>1/7/2021: New list started. Items preceding 2021 on prior action items lists.</p> <p>1/11/2021: Brad meets w/ Tony Lopez re: well site easement and pipeline easement. Brad to work up exhibit and discuss w/ Brian at Manhard.</p> <p>2/18/2021: Brad talked with Tim Crawford regarding the well site and pipeline easement needs.</p> <p>4/6/21: Brad emails proposed easements layout to Tim/Chris and requests information from Jay Scolnick and Brian Pfohl</p> <p>4/9/21: Jay indicates easements should be on title work.</p>
Evaporation Pond Matters	1/1/19	Brad	N/A	1		X				<p>1/5/2021: Profile has not changed. Brad to submit to CDPHE again. Need to finalize easement with Jay. If cannot be finalized in 2 weeks, Board to consider moving forward with condemnation proceedings.</p> <p>1/7/2021: New list started. Items preceding 2021 on prior action items lists.</p> <p>1/7/2021: Brad to review options available to expedite process through CDPHE.</p> <p>1/20/2021 – Lisa emailed Jody and Jennifer to schedule call related to condemnation efforts to acquire final easement needed to construct pond.</p> <p>2/2/2021: Brad working to finalize easement agreement and legal description. Brad to send to Lisa for next steps when complete.</p> <p>2/2/2021: Brad will provide updated cost estimate.</p> <p>4/9/2021: Brad asked to schedule a meeting with the committee to review additional information / may ask Nick to assist with Evaporation Pond project.</p> <p>5/4/2021 – Brad informed the Board that he is no longer able to continue with this project. The Board asked Lisa to gather a list of qualified firms and contact them to solicit interest and a</p>

Greatrock North Water and Sanitation District Action Items Status Matrix—2021

Action Items	Date of Meeting	Assigned To	Deadline	Priority	Not Started	In Process	Reoccurring	Follow up Required	Complete	Notes
										proposal.
Reverse Osmosis Upgrade and Building Project	2/19/19	Brad Nick	N/A	1		X				12/1/2020: Nick provided updated to Board. Finalizing 95% plans. Followed up with CDPHE to get comments. No comments or questions received to date. Ran into issue with the concentrate line which was discussed with the Board. 1/5/2021: No comments received from CDPHE yet. 1/7/2021: New list started. Items preceding 12/2020 on prior action items lists. 4/9/2021: Nick will follow up with CDPHE on status of final project approval. Bids are due by April 16, 2021. 5/4/2021 – BOD awarded contract to Moltz Construction. Nick to draft Notice of Award etc. BOD to review CM proposal and provide comments to Rob by 5/12/2021.
SCADA/Telemetry Control Upgrade	2/19/19	Brad Mike Brian	N/A	1		X				10/16/2020: Nick has developed control loop descriptions for review. 1/7/2021: New list started. Items preceding 12/2020 on prior action items lists. 2/10/2021: Rob fleck requests information on cybersecurity matters for proposed (and existing) SDACA systems. 4/15/2021: TLECC has completed preliminary review of cyber security. TLECC to provide estimate for a cyber security audit.
Badger Meter Radio Read Upgrades	10/2/18	Lisa	N/A	1		X				1/5/2021: 41 remaining meters to complete the project. 1/7/2021: New list started. Items preceding 2021 on prior action items lists. 02/15/21 – Lisa to send John and Brian the addresses in RHF that still need replacement. 3/2/21 – The final 3 outside meter upgrades are scheduled in Box Elder Creek Ranch for 3/3/21. 9 meters left to complete after these are done.
OPERATIONAL MATTERS										
Pond Liner for Existing Evaporation Ponds	4/3/18	Brad Mike	N/A	1		X				Brad to research options and reporting obligations for leak in pond liner. Brad to discuss at May meeting. 5/1/18: Brad reviewed issue with Board. Brad to collect more data and continue to monitor.

Greatrock North Water and Sanitation District Action Items Status Matrix—2021

Action Items	Date of Meeting	Assigned To	Deadline	Priority	Not Started	In Process	Reoccurring	Follow up Required	Complete	Notes
										<p>10/23/18: Q4 2018 EDOP water quality reports received from Miki Drieth, of REC, and will be evaluated by Brad.</p> <p>5/15/19: Q2 2019 EDOP water quality reports received from Miki Drieth, of REC, and will be evaluated by Brad.</p> <p>10/15/19: Brad received Q3 2019 water quality reports for ALV-1, North Pond, and South Pond.</p> <p>3/25/20: Brad emailed REC for updated water quality reports.</p> <p>3/31/2020: Updated water quality results provided by Miki (REC) and will be integrated into the EDOP for the new concentrate pond.</p> <p>1/7/2021: Brad to work with Mike.</p> <p>05/23/2021: Brad to review most recent well, permeate, and pond water quality results in relation to RO WTP performance concerns.</p>
Water Pressure Issues	11/6/18	Mike Brad	N/A	1		X	X			<p>10/15/2020: Continue to troubleshoot and conduct studies to determine issues and various pressure locations.</p> <p>10/2/20: Pressure Loggers launched at 29240 E. 165th Ave for 7 days. Logged pressures at residents home avg. approx. 15 psi lower than system pressure.</p> <p>1/7/2021: New list started. Items preceding 10/2020 on prior action items lists.</p> <p>1/7/2021: Brad and Mike to review issues on site periodically to review status and options. Work with Brian on educational piece with historical background.</p> <p>4/19/2021 – Staff to meet with Director Wyckoff to troubleshoot pressure issues at his home. John postpones meeting due to weather forecast</p> <p>5/4/2021 – John reported that he met with Brad and Mike and they are doing some additional testing to determine what may be causing pressure issues and TDS issues.</p> <p>5/6/21: REC onsite at John’s house to investigate pressure issues and inspect water meter. Pressure increased by 10 psi after water meter was removed, inspected, and placed back in service.</p>
Well Pumping Capacity and Water Level Measurements		Brad Mike		2		X				<p>12/15/20: Repairs have been completed to LFH well level transducer wiring and level is reporting again. REC to verify</p>

Greatrock North Water and Sanitation District Action Items Status Matrix—2021

Action Items	Date of Meeting	Assigned To	Deadline	Priority	Not Started	In Process	Reoccurring	Follow up Required	Complete	Notes
										level reading with nitrogen gas. 1/7/2021: New list started. Items preceding 10/2020 on prior action items lists.
Rocks in Brine Discharge Pipe	6/4/19	Mike Brad	N/A	3		X				1/7/2021: New list started. Items preceding 10/2020 on prior action items lists. 1/7/2021: Rocks not causing issues right now. Cannot push them out at any point. Would need to cut pipe, clean out and replace area. Do work with pond liner possibly. Not a current emergency. Mike to obtain pricing from Blanco and Dan LaCoe for doing work so can be incorporated into budget.
BECR Curb Stop Exercising	5/5/2020	Mike	N/A	2		X				1/7/2021: New list started. Items preceding 2021 on prior action items lists. 1/5/2021: About half done with project. Making note of problem areas to circle back to.
Water Quality Issues	9/1/2020	Mike Brad	N/A	2		X				Brad and Mike to look into issues with water quality. 9/10/2020: RO runtime increased to maximum run time to treat as much water as possible. 9/11/2020: REC removes RO runtime restrictions in an effort to reduce TDS and hardness in potable water. 11/10/20: Adjusted RO operation to further increase run times. 12/15/2020: Discussed water quality matters during 4 th quarter operations meeting. Bryan to assess operating scenarios and report back on RO operations. 1/6/2021: Brad and Brian met at RO WTP to review process piping. 4/9/2021: Mike to investigate issues from operations perspective and will report back. 4/28/2021: REC performed extended CIP(clean in place) procedure on RO system to attempt to improve performance. 5/5/2021: Additional samples collected on RO water to see if performance had improved. Results show little to no change in RO performance.
SCADA Operations	12/14/2020	Mike	N/A	2		X				12/14/20: TLECC onsite working on additional alarm programming for remote alarm system and troubleshooting

Greatrock North Water and Sanitation District Action Items Status Matrix—2021

Action Items	Date of Meeting	Assigned To	Deadline	Priority	Not Started	In Process	Reoccurring	Follow up Required	Complete	Notes
										daily flow report. 4/19/2021 – Staff continues to work on re-establishing daily SCADA reports transmission. 4/23/2021: Reports are being generated again, but there are still discrepancies in the data being generated. REC continuing to work with TLECC to get the data generated correctly. 05/23/2021: Brad contacts Dan Schulelke (TLECC) again about reports and data accuracy.
RHF Generator Replacement	1/7/2021	Mike	N/A	3		X				Mike to obtain pricing for replacement of generator. 4/12/2021: Generator Source onsite to gather information for RHF generator replacement.
Google Search	2/2/2021	Krista	N/A	3		X				Research Google Search engine to update District address and contact information.
Flow Meter Installation at Bypass Piling – Alluvial Well No. 1 and 2	5/4/2021	Mike	N/A	1		X				5/4/2021 – BOD approved REC proposal. Mike to schedule work 5/5/2021 – Parts ordered by REC and work to be scheduled as soon as they arrive.
WELL AND WATER MATTERS										
19CW3231 – Statement of Opposition	3/3/2020	Matt	N/A	1		X				2/28/2020: Statement of opposition filed with Court.
20CW3214 – Statement of Opposition	1/5/2021	Lisa Alan	N/A	1		X				Lisa to contact Alan Curtis re representation of District on matter. Case requests for changes of water rights on Box Elder Creek and amendments to a previously decreed augmentation plan that has depletions and replacements on Box Elder Creek. 01/20/2021 – Lisa obtained executed engagement letter from all parties. Lisa working with Martin and Wood to discuss the current need for water rights engineering services.
Renewable Water Rights	5/4/2021	Chris	N/A			X				Chris presented options for acquisition of renewable water rights. BOD directed Chris to continue discussions with all options presented.
FINANCIAL MATTERS										
Delinquent accounts	2/2/2021	CLA				X				2/2/2021 – Board directed staff to reinstate late fees with April 2021 billing. Intent to re-start late fees to be communicated on Feb. and March billing. Reinstate delinquent notices March

Greatrock North Water and Sanitation District Action Items Status Matrix—2021

Action Items	Date of Meeting	Assigned To	Deadline	Priority	Not Started	In Process	Reoccurring	Follow up Required	Complete	Notes
										2021 and send second notices in April 2021. Water shut offs possible by May 2021. 02/15/2021 – information was relayed to residents in their February bill. 4/19/2021 – information was also included in March billing. 5/4/2021 – Lisa reported that several customers have contacted UB to request payment arrangements.
ADMINISTRATIVE MATTERS										
Contracts for Renewal, Addenda, and Termination	9/29/2020	Lisa Jennifer	10/30/2020	1					X	12/1/2020: Board approved. Lisa to get executed.
Cybersecurity Efforts	3/2/21	Brad Mike	N/A							3/2/21: Brad is meeting with the firm that has proposed for SCADA/telemetry on the new plant to discuss protections within their system. 3/2/21: Mike will work with TLECC to discuss additional options for protection of current system.



Date: May 25, 2021

To: Greatrock North Water and Sanitation District, Board of Directors

From: Lisa A. Johnson, District Manager

Re: June 1, 2021 Manager's Report

Agenda Action Items

II.A. Consent Agenda

1. Approve the Minutes of the May 4, 2021 special meeting.
2. Ratify approval of the payment of claims for the period ending May 31, 2021.
3. Operations and Maintenance Activities Report.
4. Review meter installation report.
5. Acceptance of cash position schedule, property tax schedule and unaudited financial statements for the period ending April 30, 2021 and inclusion summaries.
6. Ratify approval of 3rd Addendum to ICA with Element Engineering regarding Construction Management Services.

I recommend approval of the consent agenda items.

IV.A.2.b. Engineering Firms Related to Evaporation Pond Project

I am working with Mr. Simons to obtain a summary of the status of the evaporation project to discuss with potential firms to complete the project. The list of potential firms I have gathered is as follows:

- Element Engineering
- Tahoe Land Services
- Civil Resources, LLC
- NOCO Engineering Company
- Kennedy Jenks

VII.A. Homestead Heights/ Country Club Ranchettes #1

Updates provided in the Engineer's Report.

VII.B. Hayesmount Estates

19 System Development Fees have been paid as of February 21, 2020.

VII.C. Ridgeview Estates

Updates provided in the Engineer's Report.

Review of monthly Water Resumes and Other Water Related Matters

Attorney Poznanovic has reviewed the March resume and did not find any cases he recommends the District oppose.

Update on other District Related Matters and/or Committee Meetings

The Committee did not meet in the month of May.

RECORD OF PROCEEDINGS

**MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
GREATROCK NORTH WATER AND SANITATION DISTRICT
HELD
MAY 4, 2021**

A special meeting of the Board of Directors (referred to hereafter as “Board”) of the Greatrock North Water and Sanitation District (referred to hereafter as “District”) was convened on Tuesday, May 4, 2021 at 4:30 P.M. Due to COVID-19, the meeting was conducted via video conference - ZOOM. The meeting was open to the public.

ATTENDANCE

Directors in Attendance:

Robert W. Fleck
John D. Wyckoff
Jeffrey Polliard
Brian K. Rogers
Dave Lozano

Also in Attendance Were:

Lisa A. Johnson and Rebecca Gianarkis; CliftonLarsonAllen LLP (“CLA”)
Jennifer Gruber Tanaka, Esq.; White Bear Ankele Tanaka & Waldron, P.C.
Nick Marcotte and Mike Hager; Element Engineering
Chris Sanchez; BBA Water Consultants, Inc.
Mario Lozano; GSE Construction Co., Inc.

DISCLOSURE OF
POTENTIAL
CONFLICTS OF
INTEREST

Attorney Tanaka advised the Board that, pursuant to Colorado law, certain disclosures may be required prior to taking official action at the meeting. The Board reviewed the Agenda for the meeting, following which, Directors Fleck, Wyckoff, Polliard, Rogers and Lozano each confirmed that they had no conflicts of interest in connection with any of the matters listed on the Agenda.

ADMINISTRATIVE
MATTERS

Agenda: Ms. Johnson distributed for the Board’s review and approval a proposed Agenda for the District’s special meeting. Following discussion, upon motion duly made by Director Polliard seconded by Director Rogers and, upon vote, unanimously carried, the Board approved the Agenda as presented.

Board of Director’s Report: Director Polliard shared that he recently received his valuation on his property from Adams County and the valuation decreased. He asked if other Board Members experienced the same. Other Directors have seen increases on their valuation and not decreases at this time.

Director Wyckoff reported that he recently met with Mr. Simons and Mr. Murphy regarding total dissolved solids (“TDS”) issues and pressure issues in Box Elder

RECORD OF PROCEEDINGS

Creek Ranch and Rocking Horse Farms. They determined at the meeting to contact Worth Hydrochem to review the filters, etc. to determine if those may be causing the issues. Ms. Johnson will follow-up with Mr. Murphy on the status of this.

District Manager's Report: Ms. Johnson presented her report to the Board. The Board reviewed the monthly Manager's Report. There were no questions. A copy of the report is attached hereto and incorporated herein by this reference.

CONSENT AGENDA

The Board considered the following actions:

1. Approve the Minutes of the April 6, 2021 special meeting and Minutes of the April 20, 2021 special meeting.
2. Ratify approval of the payment of claims for the period ending April 23, 2021 in the amount of \$53,039.02.
3. Operations and Maintenance Activities Report.
4. Review meter installation report.
5. Acceptance of Cash Position Schedule and Unaudited Financial Statements for the period ending March 31, 2021 and Inclusion Summary.

Following discussion, upon motion duly made by Director Wyckoff, seconded by Director Polliard and, upon vote, unanimously carried, the Board approved the consent agenda items, as presented.

FINANCIAL MATTERS

Water Account Delinquency Report: Ms. Johnson presented the water account delinquency report. She also shared that several residents have contacted Billing Services to schedule payment arrangements to bring their accounts current.

2020 Audit: Ms. Johnson reported that the preparation of the 2020 Audit began the week of April 26th. She is hopeful to have a draft to present at the June meeting.

ENGINEER'S REPORT

Mr. Simons was not present at the meeting to present his report. The Board reviewed the Engineer's Report. Director Polliard questioned the increase in electrical usage. Ms. Johnson will follow up with Mr. Simons and Mr. Murphy on possible reasons for the increases. A copy of the report is attached hereto and incorporated herein by this reference.

CAPITAL PROJECTS UPDATES:

Third Alluvial Well: No new updates to report.

Evaporation Pond: Ms. Johnson reported that she had a discussion with Mr. Simons earlier today at which time Mr. Simons informed Ms. Johnson that he is not able to continue to provide engineering services related to the

RECORD OF PROCEEDINGS

Evaporation Pond Project. The Board discussed the information presented. Ms. Johnson recommended the Board solicit proposals from qualified firms to engage to complete the project. The Board agreed with the recommendation and directed Ms. Johnson to proceed.

Status of Condemnation Efforts: Ms. Johnson provided an update on condemnation efforts. The appraisal should be received early the week of May 10th.

Reverse Osmosis Treatment Facility:

Additional Information Gathered from Contractors Related to Project and Recommendation from Element Engineering: The Board reviewed the information gathered from the various contractors. Mr. Marcotte summarized his recommendation to award the contract to Moltz Construction.

Proposal for Construction Management Services: Mr. Marcotte presented the proposal for construction management services to the Board. The Board reviewed the proposal. Mr. Marcotte had provided Ms. Johnson with additional information related to the length of time and rate associated with the proposal. Ms. Johnson transmitted that information to Director Fleck, per his request, and will transmit to the remaining Board Members for their review.

Following review and discussion, upon motion duly made by Director Rogers, seconded by Director Lozano and, upon vote, unanimously carried, the Board approved the proposal for construction management services with Element Engineering, subject to final review and negotiation by Director Fleck.

Award of Construction Contract: Following discussion, upon motion duly made by Director Polliard, seconded by Director Lozano and, upon a vote of 4 to 1, with Director Wyckoff voting naye, the motion carried to award the construction contract to Moltz Construction.

Water Meter Upgrade Project: No new updates to report.

Renewable Water Rights Presentation: Mr. Sanchez provided a presentation on potential options for the acquisition of renewable water rights. The Board would like Mr. Sanchez to continue discussions with all options presented.

Operator in Responsible Charge (ORC) Report: Mr. Murphy was not present at the meeting to present his report. The Board reviewed the ORC report. A copy

RECORD OF PROCEEDINGS

MATTERS

of the report is attached hereto and incorporated herein by this reference.

Proposal from Ramey Environmental Compliance, Inc. for Flow Meter Installation at Bypass Piping at Alluvial Well Nos. 1 and 2: Ms. Johnson presented the proposal to the Board. Following review and discussion, upon motion duly made by Director Wyckoff, seconded by Director Polliard and, upon vote, unanimously carried, the Board approved the proposal from Ramey Environmental Compliance, Inc. for flow meter installation at the bypass piping at Alluvial Wells Nos. 1 and 2, for an amount of \$4,272.08, and approved the corresponding addendum to the Independent Contractor Agreement with Ramey Environmental Compliance, Inc., for the same.

LEGAL MATTERS

Country Club Ranchettes #2 Petition for Inclusion and Inclusion Agreement: Ms. Johnson and Mr. Sanchez provided a summary of the current inclusion negotiations and request from the property owner. The property owner has increased the number of lots proposed in both Country Club Ranchettes #2 and Country Club Ranchettes #1 and has requested that the District consider restricting the irrigated area on the lots to 1,000 square feet. The Board discussed the request.

Following discussion, upon motion duly made by Director Wyckoff, seconded by Director Fleck and, upon vote, unanimously carried, the Board denied the request to restrict the irrigated area on each lot to 1,000 square feet.

OTHER BUSINESS

Status of Homestead Heights/Country Club Ranchettes #1: An update was included in the Engineer's Report.

Status of Hayesmount Estates: No new updates to report.

Status of Ridgeview Estates: An update was included in the Engineer's Report.

COMMUNITY COMMENTS

None.

ADJOURNMENT

There being no further business to come before the Board at this time, upon motion duly made by Director Wyckoff, seconded by Director Polliard and, upon vote, unanimously carried, the meeting was adjourned at 6:25 p.m.

Respectfully submitted,

By _____
Secretary for the Meeting

Greatrock North Water & Sanitation District
April Claims
May 24, 2021

Vendor	Invoice #	Date	Amount
*CenturyLink	4/30/2021	4/30/2021	308.33
*MyAssetMap	E5F5CDB-0039	4/30/2021	199.99
*United Power Inc	12341500APR21	4/30/2021	337.11
*United Power Inc	2893502APR21	4/30/2021	620.04
*United Power Inc	6666302APR21	4/30/2021	878.66
*United Power Inc	7891601APR21	4/30/2021	1,410.66
*Xcel Energy	5336053542APR21	4/30/2021	77.96
*Xcel Energy	5398600067APR21	4/30/2021	61.67
		Auto Pay	<u>\$ 3,894.42</u>
Alderman Bernstein	16720	4/30/2021	2,363.35
Badger Meter, Inc.	1433973	5/11/2021	294.10
Badger Meter, Inc.	1433974	5/11/2021	418.78
Bishop Brogden Associates, Inc	47868	4/15/2021	55.50
Bishop Brogden Associates, Inc	47891	4/15/2021	222.00
Bishop Brogden Associates, Inc	47869	4/15/2021	1,332.00
Bishop Brogden Associates, Inc	47867	4/15/2021	3,762.50
CliftonLarsonAllen LLP	2863731	4/30/2021	2,783.56
CliftonLarsonAllen LLP	2863725	4/30/2021	9,468.26
County of Adams	385914	4/1/2021	83.00
County of Adams	698641	3/31/2021	144.05
Element Engineering, LLC	002B-03	4/30/2021	6,390.00
Elite Industries, Inc.	6939	4/30/2021	931.30
Generator Source	148001051	4/22/2021	1,268.88
Hayes Poznanovic Korver LLC	42556	5/4/2021	360.00
Hayes Poznanovic Korver LLC	42557	4/30/2021	480.00
Kilty and Company	21-020	5/12/2021	6,500.00
MMI Water Engineers, LLC	1444	4/25/2021	376.18
MMI Water Engineers, LLC	1445	4/25/2021	561.00
MMI Water Engineers, LLC	1443	4/1/2021	1,039.50
Pest Predator	2069	4/29/2021	240.00
Point & Pay	9792-2021-04-V.2	4/30/2021	542.36
Ramey Enviromental Compliance, Inc	22215	4/30/2021	7,443.73
Schilling & Company, Inc	12938	4/8/2021	603.20
Timber Line Electric & Control Corporatio	5572	4/27/2021	1,578.00
Treatment Technology	183831	2/12/2021	824.40
United Site Services, Inc	114-9130193	1/1/2021	163.97
United Site Services, Inc	114-11866104	4/20/2021	207.01
USA Blue Book	394590	1/1/2021	274.46
Utility Notification Center of Colorado	221030678	3/31/2021	36.96
White & Jankowski LLP	17393	4/30/2021	261.00
White Bear Ankele Tanaka & Waldron	15855	4/30/2021	5,314.33
		Bill.com	<u>\$ 56,323.38</u>
Grand Total			<u><u>\$ 60,217.80</u></u>



Greatrock North Water & Sewer District Monthly Activities Report April 15, 2020 to May 14, 2021

Daily Operations Summary

Greatrock North: Record LFH Well #1, UKA Well #1, and distribution flow totalizers. Visual inspection of generator to record run hours and check for any active faults. Collect and analyze chlorine residual sample each visit. Collect entry point sample to analyze for pH and conductivity weekly. Complete walk through of pump station to inspect distribution pumps, distribution pressure/tank level, and verify operation of PRV.

Rocking Horse Farms: Record LFH Well #2, UKA Well #3, and distribution flow totalizers. Visual inspection of generator to record run hours and check for any active faults. Collect and analyze chlorine residual sample each visit. Collect entry point sample to analyze for pH and conductivity weekly. Complete walk through of pump station to inspect distribution pumps, distribution pressure/tank level, and verify operation of PRV.

Box Elder: Check SCADA for any active alarms and record process numbers. Record flow totalizers for wells, RO skid, and distribution meters. Visual inspection of generator to record run hours and check for any active faults. Collect and analyze chlorine residual sample each visit. Collect entry point sample to analyze for pH and conductivity weekly. Complete walk through of pump station to inspect distribution pumps, distribution pressure/tank level, and verify operation of PRV. Complete walk through of RO building to verify proper operation and record equipment run hours. Check chemical feed systems for proper operation and refill day tanks, as necessary.

4/16/21(1.67hrs) Routine site visit, regular rounds and daily activities completed.

4/19/21(1.5hrs) Routine site visit, regular rounds and daily activities completed. Collected monthly compliance Bac-T samples and delivered them to the lab.

4/21/21(1.67hrs) Routine site visit, regular rounds and daily activities completed. Collected and delivered compliance EDOP, TDS, and hardness samples.

4/23/21(1.75hrs) Routine site visit, regular rounds and daily activities completed.

4/26/21(1.92hrs) Routine site visit, regular rounds and daily activities completed. Checked fuel levels in all generators.

4/28/21(6.0hrs) Routine site visit, regular rounds and daily activities completed. Flushed hydrant on Kenuil Court in RHF. Cleaned chlorine injection point in the RO building. Performed a CIP (Clean In Place) on the RO unit in an attempt to reduce the TDS level in the RO permeate.

4/30/21(1.58hrs) Routine site visit, regular rounds and daily activities completed.

5/3/21(1.75hrs) Routine site visit, regular rounds and daily activities completed.

5/5/21(1.58hrs) Routine site visit, regular rounds and daily activities completed. Collected RO permeate samples to check water quality after recent CIP and delivered them to the lab.

5/6/21(1.08hrs) Investigated low pressure at resident's home. Removed, cleaned, and inspected water meter. Resident's water pressure increased by 10 psi after meter was reinstalled.

5/6/21(2.07hrs) Dan Cordova onsite to reprogram water meter cellular transmitter.

5/7/21(2.0hrs) Routine site visit, regular rounds and daily activities completed.

5/10/21(3hr) Routine site visit, regular rounds and daily activities completed. Resolved all maintenance work orders.

5/11/21(1hr20min) Picked up water meter parts from Badger Meter and delivered them to Boxelder facility.

5/13/21(2hr15min) Routine site visit, regular rounds and daily activities completed. Added chlorine to day tank and cleaned out injection point.

5/14/21(1hr20min) Routine site visit, regular rounds and daily activities completed.

March 15th 2021 – April 14th 2021

RO Run Time	22.7 Hours
RO Concentrate Flow: 1 Pond (South)	40,806 Gallons

Sampled Date: April 21, 2021

Monthly Testing	TDS (mg/L)	Calcium (mg/L)	Magnesium (mg/L)	Total Hardness (mg/L)
BE	756	88.4	17.16	291.4
RHF	769	90.6	17.0	296.1
GRN	774	89.5	17.07	293.8

Date	Permeate Flow	Concentrate Flow	% Recovery	Permeate Conductivity	Hour Meter
4/16/21	0	0	0	0	148.38
4/19/21	0	0	0	0	150.79
4/21/21	0	0	0	0	151.73
4/23/21	0	0	0	0	153.24
4/26/21	0	0	0	0	156.44
4/28/21	0	0	0	0	157.72
4/30/21	0	0	0	0	160.12
5/3/21	0	0	0	0	162.57
5/5/21	0	0	0	0	164.06
5/7/21	0	0	0	0	165.56
5/9/21	0	0	0	0	168.63
5/13/21	0	0	0	0	169.02
5/14/21	0	0	0	0	171.05

Installed From: 04/13/21 To: 05/12/21

Current Account	Name	Location	Service Address	SVC	Svc Size	Svc Type	User Type	Flat Chg Amount	Last Bill Amount	Last Bill Date	Install Date	Line Code	Meter Pulled
-----------------	------	----------	-----------------	-----	----------	----------	-----------	-----------------	------------------	----------------	--------------	-----------	--------------

GREATROCK NORTH WATER & SANITATION DISTRICT
FINANCIAL STATEMENTS
APRIL 30, 2021

GREATROCK NORTH WATER & SANITATION DISTRICT
Statement of Net Position - Enterprise Fund
APRIL 30, 2021

	Enterprise
CURRENT ASSETS	
First Bank - Checking	\$ 74,728
First Bank - Lockbox	581,908
Colostrust	4,406,897
Accounts Receivable - Customers	24,859
Accounts Receivable - Certified with County	4,286
Receivable from County Treasurer	39,560
AR - Inclusions	20,150
Total Current Assets	5,152,388
CAPITAL ASSETS	
Water Distribution System	9,387,464
Land	94,243
Water Rights	980,105
Easements	152,989
Construction in Progress	1,001,438
Accumulated Depreciation	(3,264,861)
Net Capital Assets	8,351,378
OTHER ASSETS	
Prepaid Bond Insurance, Net	33,576
Deferred Loss on Refunding	302,847
Other Assets	336,423
TOTAL ASSETS	\$ 13,840,189
LIABILITIES AND DEFERRED INFLOWS OF RESOURCES	
CURRENT LIABILITIES	
Accounts Payable	\$ 60,319
Due to County Treasurer	5,824
Deposit - Refundable Water Meter	850
Bond Series 2017 - Current portion	75,000
Loan Series 2020 - Current Portion	110,000
Accrued Interest Payable	26,004
Total Current Liabilities	277,997
LONG - TERM LIABILITIES	
Loan - Series 2020	1,860,000
GO Bonds - Series 2017	4,460,000
Bond Premium, Net	317,570
Total Long-Term Liabilities	6,637,570
DEFERRED INFLOWS OF RESOURCES	
Unearned Service Fees	4,314
Total Deferred Inflows of Resources	4,314
NET POSITION	
Net Position	6,920,308
Total Net Position	6,920,308
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES	
AND NET POSITION	\$ 13,840,189

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances – governmental funds have been omitted.

GREATROCK NORTH WATER & SANITATION DISTRICT
STATEMENT OF REVENUES, EXPENSES
AND CHANGES IN NET POSITION
FOR THE FOUR MONTHS ENDED APRIL 30, 2021

ENTERPRISE FUND

	Year to Date Actual
OPERATING REVENUES:	
Service Charges - Greatrock	\$ 36,767
Service Charges - Rocking Horse	26,124
Service Charges - Box Elder	58,718
Service Charges - Hayesmount	5,023
Inspection Fees	515
Transfer Fees	1,575
Utility Penalties	(41)
Box Elder - Water Lease Irrigation	7,500
TOTAL OPERATING REVENUES	136,181
OPERATING EXPENSES:	
Utilities	14,513
Customer Billing	11,664
Distribution System Mntc	400
Engineering - Administration	5,307
Engineering - Operations	1,924
Facility Maintenance & Repair	9,166
Generator Preventative Mntc	1,269
GIS	1,753
Locates	2,209
Meter Reading	2,558
Operator Services	22,614
Plant Supplies	3,142
Project Mgmt / Oper Admin	670
Testing and Reporting	2,801
Treatment - Maintenance & Repair	3,179
Water Rights Dev - Eng.	8,285
Water Rights Dev - Legal	3,986
TOTAL OPERATING EXPENSES	95,440
NET INCOME (LOSS)	40,741
OTHER REVENUES AND (EXPENDITURES)	
Property Taxes	480,977
Specific Ownership Taxes	26,088
Interest Income	1,066
Available of Service Fees	1,151
Accounting	(21,295)
Audit	(656)
County Treasurer's Fee	(7,216)
Directors' Fees	(2,400)
District Management	(33,026)
Dues and Membership	(858)
Insurance and Bonds	(17,837)
Legal	(11,514)
Miscellaneous	(2,260)
Payroll Taxes	(184)
TOTAL OTHER REVENUES AND (EXPENDITURES)	412,036

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances – governmental funds have been omitted.

**GREATROCK NORTH WATER & SANITATION DISTRICT
STATEMENT OF REVENUES, EXPENSES
AND CHANGES IN NET POSITION
FOR THE FOUR MONTHS ENDED APRIL 30, 2021**

ENTERPRISE FUND

CHANGE IN NET POSITION	<u>452,777</u>
BEGINNING NET POSITION	<u>6,467,529</u>
ENDING NET POSITION	<u><u>\$ 6,920,306</u></u>

SUPPLEMENTARY INFORMATION

GREATROCK NORTH WATER & SANITATION DISTRICT
SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN NET POSITION - BUDGET AND ACTUAL
FOR THE FOUR MONTHS ENDED APRIL 30, 2021

ENTERPRISE FUND

	Annual Budget	Year to Date Actual	Variance	YTD Actual / Annual Budget
REVENUES				
Service Charges - Greatrock	\$ 163,723	\$ 36,767	\$ (126,956)	22.46 %
Service Charges - Rocking Horse	120,355	26,124	(94,231)	21.71 %
Service Charges - Box Elder	198,813	58,718	(140,095)	29.53 %
Service Charges - Hayesmout	25,676	5,023	(20,653)	19.56 %
Inspection Fees	2,000	515	(1,485)	25.75 %
Transfer Fees	3,000	1,575	(1,425)	52.50 %
Utility Penalties	-	(41)	(41)	-%
Water Meters	3,000	-	(3,000)	-%
Box Elder - Water Lease Irrigation	7,500	7,500	-	100.00 %
Late Fees / Penalties	9,000	-	(9,000)	-%
Property Taxes	957,174	480,977	(476,197)	50.25 %
Specific Ownership Taxes	67,002	26,088	(40,914)	38.94 %
Interest Income	30,000	1,066	(28,934)	3.55 %
Available of Service Fees	2,000	1,151	(849)	57.55 %
TOTAL REVENUES	1,589,243	645,463	(943,780)	40.61 %
EXPENDITURES				
Administrative	224,068	97,244	126,824	43.40 %
Operations	652,293	95,440	556,853	14.63 %
Capital	3,267,500	64,567	3,202,933	1.98 %
Debt Service	389,395	-	389,395	-%
TOTAL EXPENDITURES	4,533,256	257,251	4,276,005	5.67 %
OTHER FINANCING SOURCES (USES)				
TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	-%
REVENUES OVER (UNDER) EXPENDITURES - BUDGET BASIS	(2,944,013)	388,212	3,332,225	
ADJUSTMENTS TO RECONCILE BUDGET BASIS TO GAAP BASIS				
Capital Outlay		64,567		
CHANGE IN NET POSITION		452,779		
BEGINNING NET POSITION		6,467,529		
ENDING NET POSITION		\$ 6,920,308		
Funds Available are Calculated as Follows:				
Current Assets		\$ 5,152,389		
Current Liabilities		(277,997)		
Deferred Inflows of Resources		(4,314)		
		\$ 4,870,078		

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances – governmental funds have been omitted.

GREATROCK NORTH WATER & SANITATION DISTRICT

SCHEDULE OF EXPENDITURE DETAIL

FOR THE FOUR MONTHS ENDED APRIL 30, 2021

ENTERPRISE FUND

	Annual Budget	Year to Date Actual	Variance	YTD Actual / Annual Budget
Administrative				
Accounting	\$ 32,000	\$ 21,295	\$ 10,705	66.55 %
Audit	9,000	656	8,344	7.29 %
County Treasurer's Fee	14,358	7,216	7,142	50.26 %
Directors' Fees	6,000	2,400	3,600	40.00 %
District Management	62,000	33,026	28,974	53.27 %
Dues and Membership	-	858	(858)	-
Insurance and Bonds	22,000	17,837	4,163	81.08 %
Legal	63,250	11,514	51,736	18.20 %
Miscellaneous	15,000	2,260	12,740	15.07 %
Payroll Taxes	460	184	276	40.00 %
Total Administrative	<u>224,068</u>	<u>97,246</u>	<u>126,822</u>	<u>43.40 %</u>
Operations				
Utilities	50,000	14,513	35,487	29.03 %
Contingency	75,000	-	75,000	-
Customer Billing	25,000	11,664	13,336	46.66 %
Distribution System Mntc	42,223	400	41,823	0.95 %
Engineering - Administration	35,350	5,307	30,043	15.01 %
Engineering - Operations	33,320	1,924	31,396	5.77 %
Equipment and Tools	5,000	-	5,000	-
Facility Maintenance & Repair	15,800	9,166	6,634	58.01 %
Generator Preventative Mntc	12,600	1,269	11,331	10.07 %
GIS	8,000	1,753	6,247	21.91 %
Locates	5,000	2,209	2,791	44.18 %
Meter Reading	3,000	2,558	442	85.27 %
Operator Services	64,800	22,614	42,186	34.90 %
Plant Supplies	11,500	3,142	8,358	27.32 %
Project Mgmt / Oper Admin	11,200	670	10,530	5.98 %
Rules and Regulations	1,500	-	1,500	-
Testing and Reporting	12,000	2,801	9,199	23.34 %
Treatment - Maintenance & Repair	44,000	3,179	40,821	7.23 %
Water Meters - Cap	1,000	-	1,000	-
Water Rights Dev - Eng.	32,000	8,285	23,715	25.89 %
Water Rights Dev - Legal	75,000	3,986	71,014	5.31 %
Well - Rehab & Repair	89,000	-	89,000	-
Total Operations	<u>652,293</u>	<u>95,440</u>	<u>556,853</u>	<u>14.63 %</u>
Capital				
Alluvial Well	105,000	2,129	102,871	2.03 %
Concentrate Pond	1,010,000	10,040	999,960	0.99 %
Reverse Osmosis Unit Upgrade	2,152,500	47,372	2,105,128	2.20 %
Meter Upgrades	-	5,027	(5,027)	-
Total Capital	<u>3,267,500</u>	<u>64,568</u>	<u>3,202,932</u>	<u>1.98 %</u>
Debt Service				
Bond Principal - 2017	75,000	-	75,000	-
Bond Principal - 2020	110,000	-	110,000	-
Bond Interest - 2017	178,643	-	178,643	-
Loan Interest - 2020	24,552	-	24,552	-
Paying Agent Fees	1,200	-	1,200	-
Total Debt Service	<u>389,395</u>	<u>-</u>	<u>389,395</u>	<u>- %</u>
TOTAL	<u>\$ 4,533,256</u>	<u>\$ 257,254</u>	<u>\$ 4,276,002</u>	<u>5.67 %</u>

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances – governmental funds have been omitted.

**GREATROCK NORTH WATER AND SANITATION DISTRICT
2021 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

Greatrock North Water and Sanitation District (District), was organized on May 27, 1998, as a quasi-municipal corporation and a political subdivision of the State of Colorado, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District's service area is located in Adams County, Colorado. The District's purpose is to design, financing, acquisition and construction of certain infrastructure improvements necessary to provide public water and stormwater drainage and detention to the property owners and residents of the District.

The District has no employees and all operations and administrative functions are contracted.

The District prepares its budget on the modified accrual basis of accounting in accordance with the requirements of Colorado Revised Statutes C.R.S. 29-1-105 using its best estimates as of the date of the budget hearing. These estimates are based on expected conditions and its expected course of actions. The assumptions disclosed herein are those that the District believes are significant to the budget. There will usually be differences between the budget and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material. For financial statements reporting under generally accepted accounting principles (GAAP), the District uses the full accrual basis of accounting. Consequently, the terminology of "Funds Available" is used in the budget to distinguish the difference from GAAP accounting for Fund Balance. Funds Available represents each fund's current assets less its current liabilities except for the current portion of long-term debt. In addition, the budget separates individual funds, which are included as one entity in the GAAP presentation.

The budget provides for the annual debt service on the District's general obligation debt as well as the general operation of the District and capital improvements.

Revenues

Property Taxes

Property taxes are levied by the District's Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April or, if in equal installments, at the taxpayer's election, in February and June. Delinquent taxpayers are notified in August and generally sales of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

The calculation of the taxes levied is displayed on the Property Tax Summary Information page of the budget using the adopted mill levy imposed by the District.

**GREATROCK NORTH WATER AND SANITATION DISTRICT
2021 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues (continued)

Specific Ownership Taxes

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. The budget assumes that the District's share will be equal to approximately 7% of the property taxes collected by the General Fund and Debt Service Fund.

Water Service Charges

The District bills its customers monthly for water services. Revenue for water service is comprised of billings to residential customers. Fees are based upon a base fee and water meter readings at established rates.

Availability of Service Fees

The District anticipates collecting approximately \$2,000 in availability of service fees. Availability of service fees are imposed on properties in need of future services.

Water Lease Irrigation

The District anticipates collecting \$7,500 from Box Elder Creek Ranch Water Company for the option to lease a portion of its Laramie-Fox Hills aquifer ground water available for specific uses.

Net Investment Income

Interest earned on the District's available funds has been estimated based on historical interest earnings.

Expenditures

Administrative and Operating Expenditures

Administrative expenditures include the estimated services necessary to maintain the District's administrative viability such as legal, management, accounting, insurance, and meeting expense. Operating and maintenance expenditures are estimated expenditures related to the operation, repair and maintenance of the District water plant and systems.

County Treasurer's Fees

County Treasurer's fees have been computed at 1.5% of property tax collections.

Capital Outlay

The budget anticipates construction activity during 2021, primarily for infrastructure improvements within the development. These expenditures are detailed within the budget.

**GREATROCK NORTH WATER AND SANITATION DISTRICT
2021 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Expenditures (continued)

Debt Service

Principal and interest payments in 2021 are provided based on the debt amortization schedule from the \$4,750,000 Series 2017 General Obligation Refunding and Improvement Bonds and the \$1,970,000 Series 2020 Loan Agreement (discussed under Debt and Leases).

Debt and Leases

Series 2017

On December 21, 2017, the District issued \$4,750,000 in Series 2017 General Obligation Refunding and Improvement Bonds, which bears average interest of 2.950%, maturing on December 1, 2044. The Series 2017 Bonds refunded the Series 2007 Bonds and provided \$2,000,000 for capital infrastructure projects.

The bonds are secured by and payable from the levy of ad valorem taxes consisting of monies derived by the District from the following sources, net of any collection costs (1) revenues from an ad valorem mill levy imposed upon all taxable property of the District each year, and (2) the portion of the specific ownership tax which is collected as a result of the imposition of the mill levy. The District is required to levy an ad valorem tax to pay the principal of, and interest on, the bonds without limitation as to rate and in an amount sufficient to pay the bonds when due. The adopted mill levies imposed the District, are displayed on the Property Tax Summary Information page of the budget.

Series 2020

On September 10, 2020, the District issued \$1,970,000 of debt under the Series 2020 Loan Agreement, which bears interest of 1.320%, maturing on December 1, 2030. The Series 2020 Loan refunded the Series 2010 Bonds.

The bonds are secured by and payable from the levy of ad valorem taxes consisting of monies derived by the District from the following sources, net of any collection costs (1) revenues from an ad valorem mill levy imposed upon all taxable property of the District each year, and (2) the portion of the specific ownership tax which is collected as a result of the imposition of the mill levy. The District is required to levy an ad valorem tax to pay the principal of, and interest on, the bonds without limitation as to rate and in an amount sufficient to pay the bonds when due. The adopted mill levies imposed the District, are displayed on the Property Tax Summary Information page of the budget.

The District has no capital or operating leases.

**GREATROCK NORTH WATER AND SANITATION DISTRICT
2021 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Reserves

Emergency Reserve

The District has provided for an emergency reserve equal to at least 3% of the fiscal year spending as defined under TABOR.

This information is an integral part of the accompanying budget.

GREATROCK NORTH WATER AND SANITATION DISTRICT
DEBT MATURITY SCHEDULE

Year Ending	General Obligation Refunding and Improvement Bonds, Series 2017 Maturity December 1, 2044 Interest - 2.950% Interest Due June 1 and December 1 Principal Due December 1			General Obligation Refunding Loan Series 2020 Maturity December 1, 2030 Interest - 1.320% Interest Due June 1 and December 1 Principal Due December 1			Totals		
	Principal	Interest	Total	Principal	Interest	Total	Principal	Interest	Total
2021	\$ 75,000	\$ 178,643	\$ 253,643	\$ 110,000	\$ 26,004	\$ 136,004	\$ 185,000	\$ 204,647	\$ 389,647
2022	85,000	175,644	260,644	105,000	24,552	129,552	190,000	200,196	390,196
2023	-	172,244	172,244	190,000	23,166	213,166	190,000	195,410	385,410
2024	-	172,244	172,244	210,000	20,658	230,658	210,000	192,902	402,902
2025	-	172,244	172,244	215,000	17,886	232,886	215,000	190,130	405,130
2026	-	172,244	172,244	215,000	15,048	230,048	215,000	187,292	402,292
2027	-	172,244	172,244	230,000	12,210	242,210	230,000	184,454	414,454
2028	-	172,244	172,244	225,000	9,174	234,174	225,000	181,418	406,418
2029	-	172,244	172,244	230,000	6,204	236,204	230,000	178,448	408,448
2030	-	172,244	172,244	240,000	3,168	243,168	240,000	175,412	415,412
2031	240,000	172,244	412,244	-	-	-	240,000	172,244	412,244
2032	250,000	162,644	412,644	-	-	-	250,000	162,644	412,644
2033	260,000	152,644	412,644	-	-	-	260,000	152,644	412,644
2034	270,000	142,243	412,243	-	-	-	270,000	142,243	412,243
2035	280,000	131,444	411,444	-	-	-	280,000	131,444	411,444
2036	290,000	120,243	410,243	-	-	-	290,000	120,243	410,243
2037	300,000	108,644	408,644	-	-	-	300,000	108,644	408,644
2038	315,000	96,643	411,643	-	-	-	315,000	96,643	411,643
2039	320,000	84,044	404,044	-	-	-	320,000	84,044	404,044
2040	345,000	68,043	413,043	-	-	-	345,000	68,043	413,043
2041	360,000	50,794	410,794	-	-	-	360,000	50,794	410,794
2042	370,000	38,644	408,644	-	-	-	370,000	38,644	408,644
2043	385,000	26,156	411,156	-	-	-	385,000	26,156	411,156
2044	390,000	13,163	403,163	-	-	-	390,000	13,163	403,163
	<u>\$ 4,535,000</u>	<u>\$ 3,099,832</u>	<u>\$ 7,634,832</u>	<u>\$ 1,970,000</u>	<u>\$ 158,070</u>	<u>\$ 2,128,070</u>	<u>\$ 6,505,000</u>	<u>\$ 3,257,902</u>	<u>\$ 9,762,902</u>

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances – governmental funds have been omitted.

GREATROCK NORTH WATER & SANITATION DISTRICT
Schedule of Cash Position
April 30, 2021
Updated as of May 18, 2021

	Enterprise Fund
<u>First Bank - Checking Account (7792)</u>	
Balance as of April 30, 2021	\$ 74,727.76
Subsequent activities:	
05/03/21 - Deposit	990.74
05/03/21 - Lockbox Fee	(616.76)
05/04/21 - Deposit	366.44
05/05/21 - Deposit	758.68
05/06/21 - Deposit	188.86
05/06/21 - Directors' Fees	(538.25)
05/07/21 - Deposit	198.23
05/07/21 - Deposit	1,014.03
05/10/21 - Deposit	511.96
05/11/21 - Deposit	62.34
05/13/21 - Deposit	63.43
05/17/21 - Xcel ACH	(139.63)
<i>Anticipated CenturyLink ACH</i>	(544.94)
<i>Anticipated United Power ACH</i>	(3,246.47)
<i>Anticipated MyAssetMap ACH</i>	(199.99)
<i>Anticipated Bill.com Payables</i>	(56,323.38)
Anticipated balance	17,273.05
<u>First Bank - Lockbox Account (3070)</u>	
Balance as of April 30, 2021	581,908.44
Subsequent activities:	
05/04/21 - Paymentech Fee	(30.00)
05/31/21 - Deposit (Utility Payments) - May	17,742.16
Anticipated balance	599,620.60
<u>ColoTrust - General</u>	
Balance as of April 30, 2021	4,406,897.16
Subsequent activities:	
05/10/21 - PTAX	39,560.19
Anticipated balance	4,446,457.35
Grand Total	\$ 5,063,351.00

Yield information as of 04/30/21:

FirstBank Lockbox - .05%

ColoTrust - 0.0574%

**GREATROCK NORTH WATER AND SANITATION DISTRICT
Property Taxes Reconciliation
2021**

	Current Year							Prior Year				
	Property Taxes	Delinquent Taxes, Rebates and Abatements	Specific Ownership Taxes	Interest	Treasurer's Fees	Net Amount Received	% of Total Property Taxes Received		Total Cash Received	% of Total Property Taxes Received		
							Monthly	Y-T-D		Monthly	Y-T-D	
Beg Balance												
January	\$ 6,862.71	\$ -	\$ 5,432.44	\$ -	\$ (102.94)	\$ 12,192.21	0.72%	0.72%	\$ 14,524.30	1.16%	1.16%	
February	411,555.00	(1,439.61)	7,032.21	(158.36)	(6,151.74)	410,837.50	42.85%	43.56%	339,271.47	43.13%	44.28%	
March	31,506.69	-	6,089.79	33.85	(473.11)	37,157.22	3.29%	46.86%	28,158.29	3.03%	47.31%	
April	32,491.80	-	7,533.78	22.32	(487.71)	39,560.19	3.39%	50.25%	73,983.59	8.99%	56.31%	
May	-	-	-	-	-	-	0.00%	50.25%	33,488.80	3.71%	60.01%	
June	-	-	-	-	-	-	0.00%	50.25%	297,562.29	37.78%	97.79%	
July	-	-	-	-	-	-	0.00%	50.25%	17,539.85	1.59%	99.38%	
August	-	-	-	-	-	-	0.00%	50.25%	6,300.87	0.00%	99.38%	
September	-	-	-	-	-	-	0.00%	50.25%	5,941.93	0.00%	99.38%	
October	-	-	-	-	-	-	0.00%	50.25%	6,295.24	0.20%	99.58%	
November	-	-	-	-	-	-	0.00%	50.25%	10,277.76	0.42%	100.00%	
December	-	-	-	-	-	-	0.00%	50.25%	4,894.73	0.00%	100.00%	
	\$ 482,416.20	\$ (1,439.61)	\$ 26,088.22	\$ (102.19)	\$ (7,215.50)	\$ 499,747.12	50.25%	50.25%	\$ 838,239.12	100.00%	100.00%	

Taxes Levied	% of Levied	Property Taxes Collected	% Collected to Amount Levied
--------------	-------------	--------------------------	------------------------------

Assessed Valuation	Mill Levy
--------------------	-----------

Property Tax

General Fund	\$ 621,145.00	64.89%	\$ 312,123.19	50.25%
Debt Service Fund	336,029.00	35.11%	168,853.40	50.25%
	\$ 957,174.00	100.00%	\$ 480,976.59	50.25%

	30.500
	16.500
\$ 20,365,420	47.000

Specific Ownership Tax

General Fund	\$ 43,480.00	64.89%	\$ 16,929.58	38.94%
Debt Service Fund	23,522.00	35.11%	9,158.64	38.94%
	\$ 67,002.00	100.00%	\$ 26,088.22	38.94%

Treasurer's Fees

General Fund	\$ 9,317.00	64.90%	\$ 4,682.51	50.26%
Debt Service Fund	5,040.00	35.10%	2,532.99	50.26%
	\$ 14,357.00	100.00%	\$ 7,215.50	50.26%

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances – governmental funds have been omitted.

Greatrock North Water and Sanitation District
Inclusion Detail Report
As of May 20, 2021

Type	Date	Num	Name	Memo	Debit	Credit	Balance
401255 - AR - Country Club Ranch #2 Inclusion							
Bill	04/30/2019	4842	White Bear Ankele Tanaka & Waldron		1,276.13	-	1,276.13
Bill	05/15/2019	44689	Bishop Brogden Associates, Inc		106.50	-	1,382.63
Deposit	05/30/2019	1456	Premier Community Homes, Ltd	Deposit	-	5,000.00	(3,617.37)
Bill	05/31/2019	5116	White Bear Ankele Tanaka & Waldron		510.45	-	(3,106.92)
Deposit	06/17/2019	1492	Premier Community Developments, LTD	Deposit	-	5,000.00	(8,106.92)
Bill	06/30/2019	5879	White Bear Ankele Tanaka & Waldron		1,531.35	-	(6,575.57)
Bill	07/01/2019	30437	Petrock & Fendel, PC		1,192.50	-	(5,383.07)
Bill	07/15/2019	45064	Bishop Brogden Associates, Inc		5,652.33	-	269.26
Bill	07/31/2019	30540	Petrock & Fendel, PC		3,327.50	-	3,596.76
Bill	07/31/2019	July 2019	Special District Management Services, Inc		210.00	-	3,806.76
Bill	07/31/2019	6052	White Bear Ankele Tanaka & Waldron		4,544.34	-	8,351.10
Bill	07/31/2019	1158	MMI Water Engineers, LLC	Engineering Services July 2019	569.45	-	8,920.55
Bill	08/15/2019	45132	Bishop Brogden Associates, Inc		3,035.25	-	11,955.80
Bill	08/31/2019	30637	Petrock & Fendel, PC		742.50	-	12,698.30
Bill	08/31/2019	6488	White Bear Ankele Tanaka & Waldron		1,117.25	-	13,815.55
Bill	08/31/2019	1170	MMI Water Engineers, LLC	Engineering Services July 2019	511.50	-	14,327.05
Bill	09/30/2019	6883	White Bear Ankele Tanaka & Waldron		521.73	-	14,848.78
Bill	10/15/2019	45446	Bishop Brogden Associates, Inc		2,110.50	-	16,959.28
Bill	10/31/2019	7459	White Bear Ankele Tanaka & Waldron		776.95	-	17,736.23
Bill	11/11/2019	1202	MMI Water Engineers, LLC	Engineering Services Aug 2019	124.00	-	17,860.23
Bill	11/15/2019	45591	Bishop Brogden Associates, Inc	Country Club Ranchettes Filing #2	2,441.17	-	20,301.40
Deposit	11/25/2019	1603	Premier Community Developments, LTD	Deposit	-	18,351.10	1,950.30
Bill	11/30/2019	7751	White Bear Ankele Tanaka & Waldron	Inclusion	627.81	-	2,578.11
Bill	12/31/2019	8284	White Bear Ankele Tanaka & Waldron	Country Club Ranchettes Inclusion	340.30	-	2,918.41
Bill	01/15/2020	45839	Bishop Brogden Associates, Inc	Water Rights - Country Club Ranchettes Filing #2	328.50	-	3,246.91
Bill	01/31/2020	8797	White Bear Ankele Tanaka & Waldron	Inclusion	2,586.59	-	5,833.50
Bill	01/31/2020	31141	Petrock & Fendel, PC	Country Club Ranchettes	3,450.00	-	9,283.50
Bill	02/15/2020	45963	Bishop Brogden Associates, Inc	County Club Ranchettes Filing #2	2,808.00	-	12,091.50
Bill	02/17/2020	1250	MMI Water Engineers, LLC	Country Club Ranch #2	1,081.27	-	13,172.77
Bill	02/28/2020	31220	Petrock & Fendel, PC	Country Club Ranchettes	1,068.50	-	14,241.27
Bill	02/29/2020	9026	White Bear Ankele Tanaka & Waldron	Inclusion	392.06	-	14,633.33
Bill	03/15/2020	46090	Bishop Brogden Associates, Inc	Country Club Ranchettes	460.50	-	15,093.83
Bill	03/22/2020	1256	MMI Water Engineers, LLC	Country Club Ranch #2 Inclusion	241.79	-	15,335.62
Bill	03/31/2020	9578	White Bear Ankele Tanaka & Waldron	Inclusion	746.20	-	16,081.82
Bill	03/31/2020	31295	Petrock & Fendel, PC	Country Club Ranchettes	1,853.00	-	17,934.82
Deposit	04/21/2020	1914	Premier Community Developments Ltd	Deposit	-	22,000.00	(4,065.18)
Bill	04/24/2020	1278	MMI Water Engineers, LLC	Country Club Ranch #2 Inclusion	80.00	-	(3,985.18)
Bill	04/30/2020	04/30/20	White Bear Ankele Tanaka & Waldron	Inclusion	310.58	-	(3,674.60)
Bill	04/30/2020	2487606	CliftonLarsonAllen LLP	Inclusion Costs	215.00	-	(3,459.60)
Bill	07/31/2020	11472	White Bear Ankele Tanaka & Waldron	Inclusion Costs	261.38	-	(3,198.22)
Bill	07/31/2020	2583883	CliftonLarsonAllen LLP	Inclusion Costs	193.50	-	(3,004.72)
Bill	08/15/2020	46778	Bishop Brogden Associates, Inc	Inclusion Costs	307.50	-	(2,697.22)
Bill	08/31/2020	11909	White Bear Ankele Tanaka & Waldron	Inclusion Costs	945.05	-	(1,752.17)
Bill	08/31/2020	2609106	CliftonLarsonAllen LLP	Inclusion Costs	129.00	-	(1,623.17)
Bill	08/31/2020	31658	Petrock & Fendel, PC	Inclusion Costs	253.00	-	(1,370.17)
Bill	09/14/2020	1339	MMI Water Engineers, LLC	Inclusion Costs	416.00	-	(954.17)
Bill	09/15/2020	46934	Bishop Brogden Associates, Inc	Inclusion Costs	3,300.00	-	2,345.83
Bill	09/30/2020	31720	Petrock & Fendel, PC	Inclusion Costs	1,482.50	-	3,828.33
Bill	09/30/2020	12375	White Bear Ankele Tanaka & Waldron	Inclusion Costs	609.88	-	4,438.21
Bill	09/30/2020	2638016	CliftonLarsonAllen LLP	Inclusion Costs	731.00	-	5,169.21
Bill	10/15/2020	47018	Bishop Brogden Associates, Inc	Inclusion Costs	1,403.25	-	6,572.46
Bill	10/20/2020	1352	MMI Water Engineers, LLC	Inclusion Costs	480.00	-	7,052.46
Bill	11/15/2020	47179	Bishop Brogden Associates, Inc	Inclusion Costs	2,324.25	-	9,376.71
Bill	11/15/2020	1356	MMI Water Engineers, LLC	Inclusion Costs	576.00	-	9,952.71
Bill	11/30/2020	31859	Petrock & Fendel, PC	Inclusion Costs	1,610.00	-	11,562.71
Deposit	11/20/2020	1117	Premier Community Developments Ltd	Deposit	-	5,000.00	6,562.71
Deposit	11/20/2020	2275	CC Ranchettes	Deposit	-	5,000.00	1,562.71
Bill	11/30/2020	13218	White Bear Ankele Tanaka & Waldron	Inclusion Costs	1,503.68	-	3,066.39
Bill	11/30/2020	2692405	CliftonLarsonAllen LLP	Inclusion Costs	814.00	-	3,880.39
Bill	12/14/2020	1371	MMI Water Engineers, LLC	Inclusion Costs	480.00	-	4,360.39
Bill	12/15/2020	47322	Bishop Brogden Associates, Inc	Inclusion Costs	2,190.00	-	6,550.39
Bill	12/31/2020	13972	White Bear Ankele Tanaka & Waldron	Inclusion Costs	871.25	-	7,421.64
Bill	12/31/2021	2718232	CliftonLarsonAllen LLP	Inclusion Costs	242.00	-	7,663.64
Bill	12/31/2021	31914	Petrock & Fendel, PC	Inclusion Costs	4,035.50	-	11,699.14
Bill	01/15/2021	47450.0	Bishop Brogden Associates, Inc	Inclusion Costs	3,274.50	-	14,973.64
Bill	01/24/2021	1386	MMI Water Engineers, LLC	Inclusion Costs	512.00	-	15,485.64
Bill	01/31/2021	2739122	CliftonLarsonAllen LLP	Inclusion Costs	198.00	-	15,683.64
Bill	01/31/2021	14178	White Bear Ankele Tanaka & Waldron	Inclusion Costs	1,905.99	-	17,589.63
Bill	02/28/2021	2768623	CliftonLarsonAllen LLP	Inclusion Costs	88.00	-	17,677.63
Bill	02/28/2021	14638	White Bear Ankele Tanaka & Waldron	Inclusion Costs	87.13	-	17,764.76
Bill	02/28/2021	42233	Hayes Poznanovic	Inclusion Costs	1,344.00	-	19,108.76
Bill	03/31/2021	42389	Hayes Poznanovic	Inclusion Costs	552.00	-	19,660.76
Bill	03/31/2021	2814287	CliftonLarsonAllen LLP	Inclusion Costs	154.00	-	19,814.76
Bill	04/15/2021	47869	Bishop Brogden Associates, Inc	Inclusion Costs	1,332.00	-	21,146.76
Bill	04/25/2021	1444	MMI Water Engineers, LLC	Inclusion Costs	82.50	-	21,229.26
Bill	04/30/2021	15855	White Bear Ankele Tanaka & Waldron	Inclusion Costs	348.50	-	21,577.76
Bill	04/30/2021	22215	Ramey Environmental Compliance	Inclusion Costs	361.00	-	21,938.76
Bill	04/30/2021	2863725	CliftonLarsonAllen LLP	Inclusion Costs	386.00	-	22,324.76
Bill	05/04/2021	42389	Hayes Poznanovic	Inclusion Costs	552.00	-	22,876.76
Deposit	05/21/2021	1141	CC Ranchettes	Deposit	-	24,814.76	(1,938.00)
Total 401255 - AR - Country Club Ranch #2 Inclusion					83,227.86	85,165.86	(1,938.00)

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances – governmental funds have been omitted.

Greatrock North Water and Sanitation District
Inclusion Detail Report
As of May 20, 2021

Type	Date	Num	Name	Memo	Debit	Credit	Balance
401256 - AR - Ridgeview Estates Inclusion							
Deposit	03/21/2019	0088252775	Ridgeview Properties	Ridgeview Estates - Deposit to Prepare Letter	-	3,500.00	(3,500.00)
Bill	03/30/2019	1103	MMI Water Engineers, LLC		31.00	-	(3,469.00)
Bill	04/29/2019	1114	MMI Water Engineers, LLC		511.50	-	(2,957.50)
Bill	05/01/2019	30225	Petrock & Fendel, PC		315.00	-	(2,642.50)
Bill	05/15/2019	44772	Bishop Brogden Associates, Inc		768.50	-	(1,874.00)
Bill	06/05/2019	1129	MMI Water Engineers, LLC		31.00	-	(1,843.00)
Bill	06/15/2019	44846	Bishop Brogden Associates, Inc		1,103.25	-	(739.75)
Bill	11/11/2019	1202	MMI Water Engineers, LLC	Engineering Services Aug 2019	775.00	-	35.25
Bill	11/30/2019	7751	White Bear Ankele Tanaka & Waldron	Inclusion	297.76	-	333.01
Bill	01/19/2020	1232	MMI Water Engineers, LLC	Inclusion Engineering	201.50	-	534.51
Bill	02/17/2020	1250	MMI Water Engineers, LLC	Ridgeview Estates	32.00	-	566.51
Bill	03/22/2020	1256	MMI Water Engineers, LLC	Ridgeview Estates Inclusion	923.45	-	1,489.96
Deposit	04/15/2020	1006	Ridgeview Properties		-	2,000.00	(510.04)
Bill	04/24/2020	1278	MMI Water Engineers, LLC	Ridgeview Estates Inclusion	208.00	-	(302.04)
Bill	05/25/2020	1292	MMI Water Engineers, LLC	Ridgeview Estates Inclusion	128.00	-	(174.04)
Bill	06/30/2020	1302	MMI Water Engineers, LLC		208.00	-	33.96
Bill	06/30/2020	10926	White Bear Ankele Tanaka & Waldron		217.81	-	251.77
Bill	06/30/2020	2550017	CliftonLarsonAllen LLP		64.50	-	316.27
Bill	08/19/2020	1325	MMI Water Engineers, LLC	Inclusion Costs	272.00	-	588.27
Deposit	08/21/2020	1007	Ridgeview Properties		-	3,000.00	(2,411.73)
Withdrawal	08/27/2020	1007	Ridgeview Properties		3,000.00	-	588.27
Bill	08/31/2020	2609106	CliftonLarsonAllen LLP	Inclusion Costs	43.00	-	631.27
Deposit	09/02/2020	WIRE	Ridgeview Properties		-	3,000.00	(2,368.73)
Bill	09/14/2020	1339	MMI Water Engineers, LLC	Inclusion Costs	304.00	-	(2,064.73)
Bill	10/20/2020	1352	MMI Water Engineers, LLC	Inclusion Costs	16.00	-	(2,048.73)
Bill	11/15/2020	1356	MMI Water Engineers, LLC	Inclusion Costs	576.98	-	(1,471.75)
Bill	11/30/2020	21539	Ramey Environmental Compliance	Inclusion Costs	217.50	-	(1,254.25)
Bill	11/30/2020	2692405	CliftonLarsonAllen LLP	Inclusion Costs	44.00	-	(1,210.25)
Bill	12/14/2020	1371	MMI Water Engineers, LLC	Inclusion Costs	1,269.95	-	59.70
Bill	01/24/2021	1386	MMI Water Engineers, LLC	Inclusion Costs	368.78	-	428.48
Bill	01/31/2021	21833	Ramey Environmental Compliance	Inclusion Costs	682.00	-	1,110.48
Bill	01/31/2021	1397	MMI Water Engineers, LLC	Inclusion Costs	66.00	-	1,176.48
Deposit	02/19/2021	1023	Ridgeview Properties	Deposit	-	3,000.00	(1,823.52)
Bill	02/28/2021	21972	Ramey Environmental Compliance	Inclusion Costs	975.00	-	(848.52)
Bill	03/25/2021	1428	MMI Water Engineers, LLC	Inclusion Costs	33.00	-	(815.52)
Bill	03/31/2021	22105	Ramey Environmental Compliance	Inclusion Costs	341.40	-	(474.12)
Total 401256 - AR - Ridgeview Estates Inclusion					<u>14,025.88</u>	<u>14,500.00</u>	<u>(474.12)</u>

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances – governmental funds have been omitted.

Greatrock North Water and Sanitation District
Inclusion Detail Report
As of May 20, 2021

Type	Date	Num	Name	Memo	Debit	Credit	Balance
401258 - AR - Homestead Heights Inclusion							
Bill	03/30/2019	1104	MMI Water Engineers, LLC		263.50	-	263.50
Bill	03/30/2019	1103	MMI Water Engineers, LLC		108.50	-	372.00
Bill	04/29/2019	1114	MMI Water Engineers, LLC		294.50	-	666.50
Bill	06/05/2019	1129	MMI Water Engineers, LLC		682.00	-	1,348.50
Bill	06/30/2019	1138	MMI Water Engineers, LLC	Engineering Services April 21 - May 18, 2019	201.50	-	1,550.00
Bill	07/31/2019	1158	MMI Water Engineers, LLC	Engineering Services July 2019	1,007.50	-	2,557.50
Bill	08/31/2019	1170	MMI Water Engineers, LLC	Engineering Services July 2019	62.00	-	2,619.50
Bill	09/30/2019	1182	MMI Water Engineers, LLC	Engineering Services Aug & Sept 2019	170.50	-	2,790.00
Bill	11/11/2019	1202	MMI Water Engineers, LLC	Engineering Services Aug 2019	77.50	-	2,867.50
Bill	12/16/2019	1217	MMI Water Engineers, LLC	Homestead Heights Inclusion	62.00	-	2,929.50
Bill	01/19/2020	1232	MMI Water Engineers, LLC	Inclusion Engineering	524.65	-	3,454.15
Bill	02/17/2020	1250	MMI Water Engineers, LLC	Homestead Heights	931.43	-	4,385.58
Bill	04/24/2020	1278	MMI Water Engineers, LLC	Homestead Heights	96.00	-	4,481.58
Bill	05/25/2020	1292	MMI Water Engineers, LLC	Homestead Heights	496.00	-	4,977.58
Bill	06/30/2020	1302	MMI Water Engineers, LLC	Homestead Heights	1,808.00	-	6,785.58
Bill	07/31/2020	1313	MMI Water Engineers, LLC	Homestead Heights	96.00	-	6,881.58
Deposit	08/07/2020	2103839	Greatrock North WSD	Homestead Heights	-	5,000.00	1,881.58
Bill	08/19/2020	1325	MMI Water Engineers, LLC	Inclusions Costs	272.00	-	2,153.58
Bill	09/14/2020	1339	MMI Water Engineers, LLC	Inclusion Costs	216.53	-	2,370.11
Bill	09/30/2020	2638016	CliftonLarsonAllen LLP	Inclusion Costs	107.50	-	2,477.61
Bill	10/20/2020	1352	MMI Water Engineers, LLC	Inclusion Costs	288.00	-	2,765.61
Bill	11/15/2020	1356	MMI Water Engineers, LLC	Inclusion Costs	256.20	-	3,021.81
Bill	12/14/2020	1371	MMI Water Engineers, LLC	Inclusion Costs	832.00	-	3,853.81
Bill	01/24/2021	1386	MMI Water Engineers, LLC	Inclusion Costs	32.00	-	3,885.81
Bill	01/31/2021	1397	MMI Water Engineers, LLC	Inclusion Costs	82.50	-	3,968.31
Bill	02/28/2021	2768623	CliftonLarsonAllen LLP	Inclusion Costs	44.00	-	4,012.31
Deposit	03/05/2021	2431	Premier Community Developments Ltd	Deposit	-	7,000.00	(2,987.69)
Bill	03/25/2021	1428	MMI Water Engineers, LLC	Inclusion Costs	851.80	-	(2,135.89)
Bill	03/31/2021	22105	Ramey Environmental Compliance	Inclusion Costs	110.00	-	(2,025.89)
Bill	03/31/2021	2814287	CliftonLarsonAllen LLP	Inclusion Costs	132.00	-	(1,893.89)
Bill	04/25/2021	1444	MMI Water Engineers, LLC	Inclusion Costs	293.68	-	(1,600.21)
Total 401258 - AR - Homestead Heights Inclusion					<u>10,399.79</u>	<u>12,000.00</u>	<u>(1,600.21)</u>

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances – governmental funds have been omitted.

THIRD ADDENDUM
TO
INDEPENDENT CONTRACTOR AGREEMENT
(RO Treatment Project and Support Services)

This THIRD ADDENDUM TO INDEPENDENT CONTRACTOR AGREEMENT (the “Third Addendum”) is entered into this 4th day of May, 2021 by and between GREATROCK NORTH WATER AND SANITATION DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado (the “District”), and Element Engineering, LLC, a Colorado limited liability company (the “Contractor”), collectively referred to herein as the “Parties.”

RECITALS:

WHEREAS, the Parties entered into an *Independent Contractor Agreement* on July 2, 2019, a *First Addendum to Independent Contractor Agreement* on December 3, 2019, and a *Second Addendum to Independent Contractor Agreement* on August 4, 2020 (collectively, the “Agreement”); and

WHEREAS, the Agreement sets forth the Services to be completed under the Agreement; and

WHEREAS, the Parties desire the Contractor to perform additional services than originally contemplated under the Agreement.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties covenant and agree as follows:

TERMS AND CONDITIONS:

1. ADDITIONS TO SCOPE OF WORK. The Parties hereby agree to add to the Agreement the construction management services set forth in **Exhibit A**, attached hereto and incorporated herein by this reference. Such additional services shall be performed in accordance with the fees set forth in **Exhibit A** of this Third Addendum.
2. PRIOR PROVISIONS EFFECTIVE. Except as specifically amended hereby, all the terms and provisions of the Agreement shall remain in full force and effect.
3. COUNTERPART EXECUTION. This Third Addendum may be executed in several counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument.

[Remainder of Page Intentionally Left Blank.]

IN WITNESS WHEREOF, the Parties have caused this Third Addendum to be duly executed and delivered by their respective officers thereunto duly authorized as of the date first above written.

DISTRICT:

GREATROCK NORTH WATER AND SANITATION DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado

DocuSigned by:

Rob Fleck

8BEFBF9CF4494E5...

Officer of the District

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law

DocuSigned by:

Jennifer Gruber Tanaka

B0DED6483101403...

General Counsel to the District

CONTRACTOR:

ELEMENT ENGINEERING, LLC, a Colorado limited liability company

Nicholaus P. Marcotte

Printed Name: Nicholaus P. Marcotte

Title: President

EXHIBIT A

JOB: Greatrock North		
Contractor: Moltz		
Construction/Project Manager	Project Engineer	Engineer
Mike Hager	Nick Marcotte	
On-Site Duration Calendar Days	On-Site Duration Calendar Days	Total Project Duration Calendar Days
207	207	330
Weeks	Weeks	Months
29.57	29.57	11.00
Working Days	Working Days	Pay Applications
147.86		11.00
Hours Day (15 Hours Per Week)	Hours Week	Hours
3	3	3
Total Hours	Total Hours	Total Hours
443.57	88.71	33.00
Rate	Rate	Rate
\$ 140.00	\$ 140.00	\$ 115.00
Cost	Cost	Cost
\$ 62,100.00	\$ 12,420.00	\$ 3,795.00
Mileage From Office (3 days week)	Mileage From Office (Round Trip 1/Month)	Asbuilts
Weeks	Months	Total Hours
29.57	6.90	60.00
Working Days	Miles	Rate
88.71	104	\$ 115.00
Miles	Rate	Cost
104	\$ 0.60	\$ 6,900.00
Rate	Cost	Submittals
\$ 0.60	\$ 430.56	Total Hours
Cost Weekly Trips		80.00
\$ 5,535.77	Monthly On-Site Meeting	Rate
Cost Daily Trips= A24*A28 (If Local)	Months	\$ 115.00
\$ -	6.90	Cost
Mileage on-site \$20/Working Day	Hours Week	\$ 9,200.00
\$ -	5	
Motel	Total Hours	Submittal Reviews: Engineer Sub-Consultants
Nights	34.50	Cost: Time And Materials
0	Rate	
Rate	\$ 140.00	On-Site Inspections: Engineer Sub-Consultants
\$ -	Cost	Cost: Time And Materials
Cost	\$ 4,830.00	
\$ -	Project Closeout/General Coordination	
MEALS	Total Hours	
Days	40.00	
0	Rate	
Rate	\$ 140.00	
\$ -	Cost	
Cost	\$ 5,600.00	
\$ -		
Total Cost	Total Cost	Total Cost
\$ 67,635.77	\$ 23,280.56	\$ 19,895.00
PROJECT TOTAL COST CONSTRUCTION MANAGEMENT		
\$ 110,811.33		



April 30, 2021

Ms. Lisa Johnson
District Manager
Greatrock North Water and Sanitation District
8390 E Crescent Parkway, Suite 300
Greenwood Village, CO 80111

RE: Proposal for Professional Engineering Services
Reverse Osmosis Water Treatment Plant: Construction Management

Ms. Johnson:

Element Engineering, LLC (Element) is pleased to present this proposal for the above-referenced project. This proposal lists the Scope of Work and Deliverables, Schedule, Fees, and Additional Work Tasks and Billing.

UNDERSTANDING

Element understands that the Greatrock North Water and Sanitation District wishes to engage a professional engineering firm to provide construction management services to oversee construction of a new water treatment plant building including foundation, slab, and trenches; installation of owner procured reverse osmosis (RO) equipment including two (2) RO skids and an anti-scalant chemical feed skid; relocation of an existing booster pump station; interior and exterior process piping and valves; and all associated electrical, HVAC, and controls.

Element is submitting this proposal to provide construction management and observation services during construction and construction closeout. These services include chairing and hosting a pre-construction meeting, reviewing contractor submittals, monthly pay application reviews, part-time construction observation, and construction management. A detailed scope of services is provided in the following section.

This letter provides estimated construction management fees based on actual time spent performing construction management services. We have provided a fee estimate for each of the lowest three bidders according to the schedule submitted by each bidder.

Typically, onsite observation will be daily check-ins (as necessary) and detailed observation during milestones such as installation of buried infrastructure, inspection of reinforcing steel prior to concrete pours, installation and testing of equipment, pay application negotiation, and equipment startup.



SCOPE OF WORK

The following Scope of Work is proposed:

1. Submittal Review
 - Review of product and material submittals for project compliance
2. Pay Application
 - Review and approve quantities of installed materials and review of contractor's pay applications
 - Ensure proper retainage and assist with regular monthly pay applications and final pay application
3. Construction Management Services
 - Address contractor questions and requests for information and issue necessary work change directives
 - Coordinate changes in work as necessary
 - Review and process change order applications
 - Attend construction progress meetings as necessary
 - Assist with construction closeout including initial and substantial completion, punch list generation, and final walkthrough
 - Ensure proper startup, training, and operation and maintenance (O&M) documentation is provided
4. Construction Observation Services
 - Provide onsite construction observation of the contractor as work is performed
 - Ensure materials and equipment are installed per the approved plans and specifications
 - Verify contractor's documentation of the location of buried installations
 - Verify quantities of approved material and/or equipment installed
 - Verify and catalogue compaction, concrete, and other testing (disinfection, pressure testing, etc)
 - Document observations in writing and with photographs in an Observers Daily Report (ODR) which will include, but not be limited to, the amount of equipment and/or material installed, hours worked, equipment used and laborers present
 - Coordinate with contractor and construction manager to answer contractor questions
 - Provide an electronic link to all project records and site observation reports throughout the project to keep district staff and board members informed on construction progress. Element will provide a monthly report on project overview and schedule.



EXCLUSIONS

The contractor is responsible for OSHA compliance on the jobsite. Element Engineering will not review, manage, oversee, or recommend any jobsite safety procedures and will not ensure OSHA compliance.

FEE

Contractor	Dans	GSE	Moltz
Notice to Proceed/Project Start Date	May 17 th , 2021	May 17 th , 2021	May 17 th , 2021
Contractor's Construction Days Submitted with Bid	405	295	330
Submittal Review Process Start Date	May 17 th	May 17 th	May 17 th
Completion Date	June 26 th , 2022	March 8 th , 2022	April 12 th , 2022
Estimated Fee	\$ 153,000	\$ 137,000	\$ 111,000

Note: This fee assumes an average of 15-hours of onsite observation per week including travel to and from the site. The number of days onsite was calculated for each contractor using their submitted schedule. Actual time spent will vary depending on selected contract's preparation of submittals, responsiveness to submittal review, and the time required to assist selected contractor in successfully completing the project.

PROPOSAL TERMS

In order to provide construction management services, Element requires the GNWSD board and staff to agree to and follow the below listed conditions throughout construction:

- All project communication and coordination shall be between the contractor's project manager and/or superintendent and the Element project manager and/or on-site observer.
- The district manager, district engineer, and board members are to communicate only through Element Engineering concerning construction inquiries. No district staff or board member shall direct the contractor, subcontractors, or suppliers on any work-related items such as contract requirements, submittals, pay applications and request for information. The District ORC may communicate directly with contractor with operations questions or concerns.



- The system ORC shall be available for coordination with Element and the contractor when necessary, within a reasonable timeframe (notification per current GNWSD/ORC contract).
- Element will coordinate with the District Manager, and through the District Manager to the Board on any change orders or other items requiring board approval.
- Element will coordinate with the contractor on potential value engineering and provide estimated fees associated with re-design and contractor calculated value engineering savings. Complete value engineering proposals will be presented to the district manager for distribution to and consideration by the board.

The goal of these conditions is to avoid miscommunication, conflict, and unnecessary costs to the district during construction. Should these terms be violated during the construction contract Element will immediately document the issue and call a meeting with the district manager to reset the chain of communication/chain of command. Should these terms be again violated, Element reserves the right to immediately terminate its contract to provide construction management on this project.

WORK TASKS AND BILLING

Invoices will be sent monthly for time expended. Accounts will be due and payable within thirty (30) days after date of invoice.

Sincerely,

ELEMENT ENGINEERING, LLC

A handwritten signature in blue ink, appearing to read "Nicholas P. Marcotte". The signature is fluid and cursive, with a large initial "N".

Nicholaus P. Marcotte, P.E.

President

Certificate Of Completion

Envelope Id: 06AFA068D1F54F91AD29CC869D7DD810	Status: Completed
Subject: Please DocuSign: Element Engineering- Contractor Agreement for RO Treatment Project and Support...	
Client Name: Greatrock North WSD	
Client Number: 011-046103-OS00-2021	
Source Envelope:	
Document Pages: 7	Signatures: 2
Certificate Pages: 5	Initials: 0
AutoNav: Enabled	Envelope Originator:
Enveloped Stamping: Enabled	Cindy Jenkins
Time Zone: (UTC-06:00) Central Time (US & Canada)	220 South 6th Street
	Suite 300
	Minneapolis, MN 55402
	Cindy.Jenkins@claconnect.com
	IP Address: 73.169.83.196

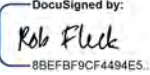
Record Tracking

Status: Original	Holder: Cindy Jenkins	Location: DocuSign
5/17/2021 9:25:50 AM	Cindy.Jenkins@claconnect.com	

Signer Events

Rob Fleck
rob@stsan.com
Security Level: Email, Account Authentication (None)

Signature

DocuSigned by:

8BEBFB9CF4494E5...

Signature Adoption: Pre-selected Style
Using IP Address: 65.114.207.78

Timestamp

Sent: 5/17/2021 9:29:02 AM
Viewed: 5/17/2021 11:00:27 AM
Signed: 5/17/2021 11:00:54 AM

Electronic Record and Signature Disclosure:

Accepted: 5/17/2021 11:00:27 AM
ID: d892d83e-f396-4bcd-9661-63fe67f8a51c

Jennifer Gruber Tanaka
jtanaka@wbapc.com
Security Level: Email, Account Authentication (None)

DocuSigned by:

B0DED8483101403...

Signature Adoption: Pre-selected Style
Using IP Address: 50.209.233.181

Sent: 5/17/2021 11:00:55 AM
Viewed: 5/17/2021 11:02:17 AM
Signed: 5/17/2021 11:02:26 AM

Electronic Record and Signature Disclosure:

Accepted: 5/17/2021 11:02:17 AM
ID: 16136b38-b234-4935-8bea-2b85aeddc241

In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	5/17/2021 9:29:02 AM
Certified Delivered	Security Checked	5/17/2021 11:02:17 AM
Signing Complete	Security Checked	5/17/2021 11:02:26 AM
Completed	Security Checked	5/17/2021 11:02:26 AM

Payment Events	Status	Timestamps
-----------------------	---------------	-------------------

Electronic Record and Signature Disclosure

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

From time to time, CliftonLarsonAllen LLP (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

Getting paper copies

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact CliftonLarsonAllen LLP:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: BusinessTechnology@CLAconnect.com

To advise CliftonLarsonAllen LLP of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at BusinessTechnology@CLAconnect.com and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

To request paper copies from CliftonLarsonAllen LLP

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to BusinessTechnology@CLAconnect.com and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

To withdraw your consent with CliftonLarsonAllen LLP

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

- i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an email to BusinessTechnology@CLAconnect.com and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: <https://support.docusign.com/guides/signer-guide-signing-system-requirements>.

Acknowledging your access and consent to receive and sign documents electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to ‘I agree to use electronic records and signatures’ before clicking ‘CONTINUE’ within the DocuSign system.

By selecting the check-box next to ‘I agree to use electronic records and signatures’, you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify CliftonLarsonAllen LLP as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by CliftonLarsonAllen LLP during the course of your relationship with CliftonLarsonAllen LLP.



**GREATROCK NORTH WATER AND SANITATION DISTRICT
ENGINEER'S REPORT
May 23, 2021**

Facility Activities

Box Elder Creek Ranch Subdivision

MMI Water Engineers continues to work with Ramey Environmental Compliance (REC) on the operation of the Box Elder Creek Ranch water treatment facility in an effort to improve upon overall water quality. The April 2021 water quality samples were collected on April 21, 2021 for analysis by Colorado Analytical Laboratories and the results are tabulated below.

Location	TDS (mg/l)
Alluvial Well No. 1	1039
Alluvial Well No. 2	963
Box Elder Creek Ranch Pump Station	756
Rocking Horse Farms Pump Station	769
Greatrock North Pump Station	774

On May 5, 2021, REC collected a sample of the reverse osmosis permeate. The resulting TDS analysis reported a concentration of 885 milligrams per liter indicating the facility is not producing the water quality expected, Brad has sent this information to Earl Young, of Worth Hydrochem, for consideration.

Rocking Horse Farms Subdivision

Brad Simons and Mike Murphy met on April 28, 2021 at the Rocking Horse Farms tank site to review pump operations in an effort to address water pressure issues. Director Wyckoff joined them and they also visited his property. REC is going to remove Director Wyckoff's water meter and inspect it for blockage.

Greatrock North Subdivision

No activity updates to report.

Hayesmount Estates Subdivision

Brad has requested a status update from David Moore.

Country Club Ranchettes Filing No. 1 (f.k.a. Homestead Heights Subdivision)

A pre-construction meeting was scheduled for May 11 for the on-site water system improvements but postponed since the developer does not have plans approved by Adams County therefore no work can be performed within the new rights-of-way. Adams County cannot approve the plans or issue any permits until the County has received and approved the surety for the SIA.

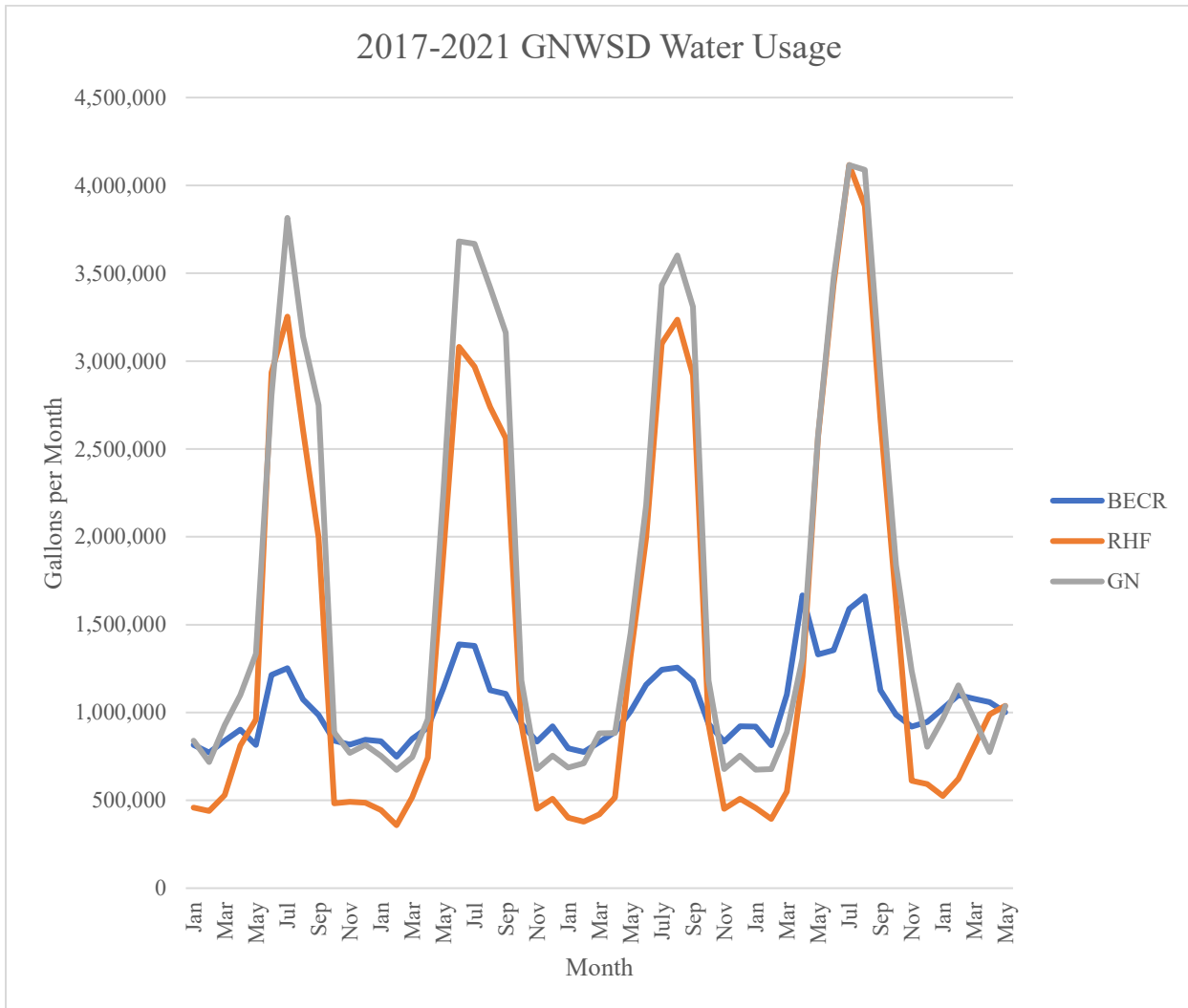
District-wide Activities

General Water Accounting

Below is a tabulation and graph of water usage (gallons) for each month for each subdivision based upon the daily/monthly SCADA reports. The daily SCADA reports were re-established on April 6, 2021, but the accuracy and completeness of the data is in question. Prior to the April 6 report, the last daily flow report was emailed on February 26, 2021. MMI has contacted TLECC regarding the deficiencies.

2019/2020/2021	BECR	RHF	GN
March (2019)	831,348	420,949	880,730
April (estimated)	888,839	516,644	883,631
May	1,007,538	1,318,466	1,450,327
June	1,158,465	1,995,163	2,181,844
July	1,244,000	3,099,940	3,432,270
August	1,254,862	3,235,914	3,601,755
September (estimated)	1,178,641	2,919,936	3,309,787
October	DATA NOT AVAILABLE		
November	DATA NOT AVAILABLE		
December (2019)	DATA NOT AVAILABLE		
January (2020)	920,151	456,104	674,231
February	813,103	393,499	677,324
March (extrapolated)	1,102,947	548,954	887,770
April	1,666,738	1,205,597	1,308,247
May	1,329,794	2,567,558	2,577,018
June	1,354,490	3,436,038	3,474,282
July	1,589,929	4,116,479	4,115,786
August	1,661,503	3,883,490	4,088,931
September	1,127,211	2,670,221	2,915,935
October	987,550	1,633,776	1,838,619
November	920,123	612,126	1,238,940
December (2020)	946,004	592,328	805,340
January (2021)	1,022,287	524,704	965,628
February (through 02/20/21)	785,474	444,280	825,092
<i>February (projected)*</i>	<i>1,099,663</i>	<i>621,992</i>	<i>1,155,128</i>
<i>March (projected)*</i>	<i>1,078,893</i>	<i>805,256</i>	<i>964,980</i>
<i>April*</i>	<i>1,058,122</i>	<i>988,519</i>	<i>774,831</i>
<i>May (through 05/23/21)*</i>	<i>742,456</i>	<i>769,664</i>	<i>768,485</i>
<i>May (extrapolated)*</i>	<i>1,000,702</i>	<i>1,037,373</i>	<i>1,035,785</i>

* Data is questionable due to suspect daily SCADA reports from TLECC's programming



Water Quality Tracking

Below are tables summarizing water quality, pond levels, and electricity usage. On September 11, 2020, REC removed the reverse osmosis runtime restrictions. The May 2021 water quality samples were collected on May 19, 2021 for analysis by Colorado Analytical Laboratories and results are pending.

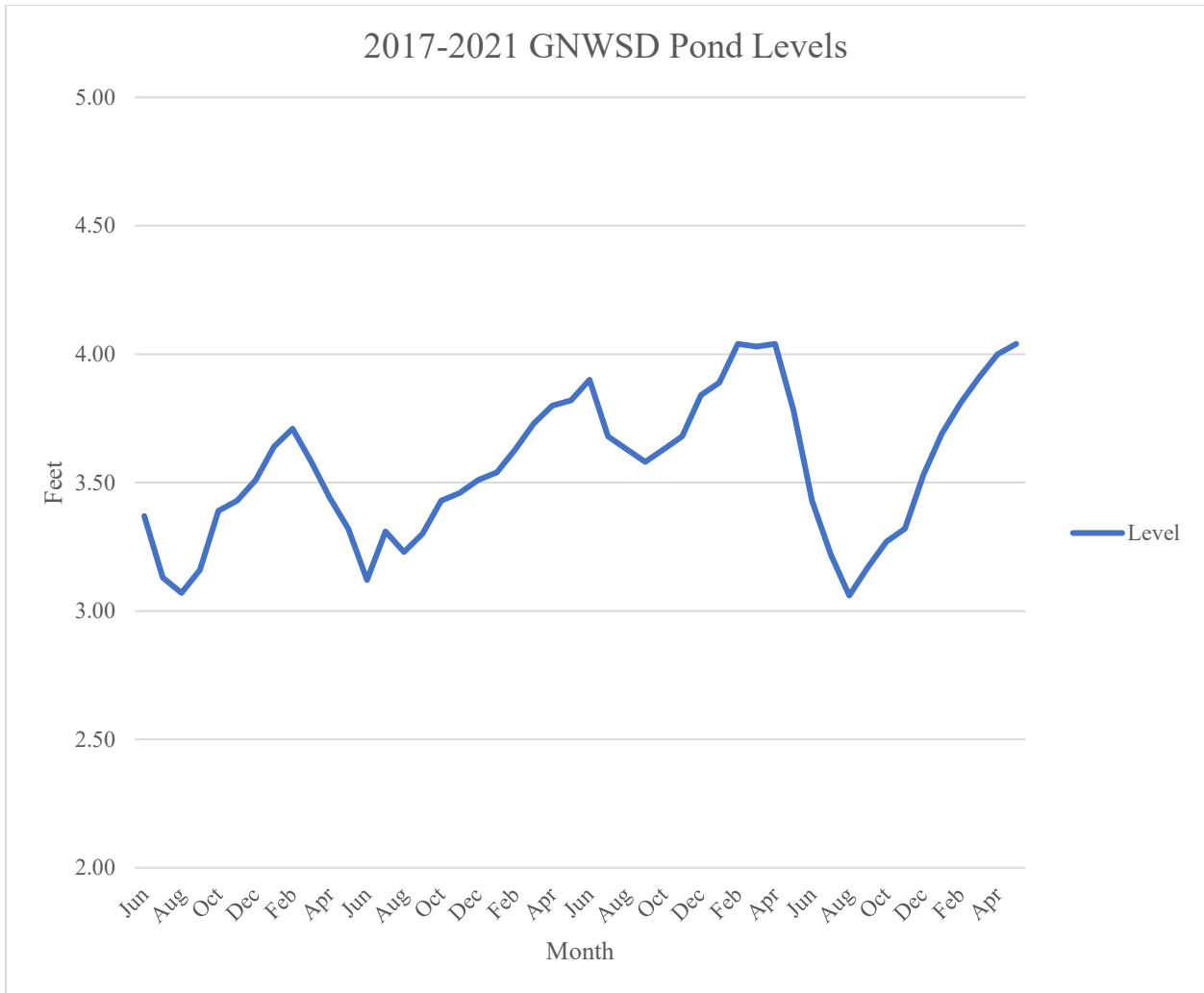
<u>Sample Date</u>	TDS (mg/l)			Hardness (mg/l)		
	<u>BECR</u>	<u>RHF</u>	<u>GN</u>	<u>BECR</u>	<u>RHF</u>	<u>GN</u>
May 2021	NO SAMPLE RESULTS POSTED AS OF 05/23/21					
April 21, 2021	756	769	774	291.4	296.1	293.8
March 22, 2021	744	744	729	269.3	263.4	264.9
February 22, 2021	755	635	671	278.6	224.3	242.1
January 8, 2021	541	552	549	190.1	197.5	197.4
December 9, 2020	638	619	556	198.0	211.3	202.6
November 17, 2020	608	731	696	207.5	263.1	240.5
October 27, 2020	769	594	613	285.2	186.9	199.3
September 16, 2020	731	685	656	344.0	322.1	318.6
August 19, 2020	735	731	700	335.6	328.6	332.6
July 22, 2020	709	689	684	264.8	265.3	265.9
June 29, 2020	680	703	699	303.1	293.2	294.9
May 15, 2020	660	664	670	252.3	264.4	267.6
April 15, 2020	562	530	527	207.3	197.1	203.9
March 18, 2020	474	459	461	166.8	152.6	153.4
February 26, 2020	484	485	493	160.2	158.6	171.2
January 15, 2020	435	426	464	147.0	146.9	157.2
December 13, 2019	403	358	361	128.0	109.6	115.3
November 27, 2019	432	339	395	117.1	88.7	91.3
October 16, 2019	340	452	415	79.6	129.2	117.8
September 25, 2019	495	497	485	165.5	177.9	174.9
August 14, 2019	565	520	546	213.3	195.8	194.7
July 17, 2019	464	437	513	193.2	186.3	190.6
June 5, 2019	511	557	544	132.2	173.7	154.8
May 22, 2019	665	650	645	262.3	263.3	271.7
April 24, 2019	490	451	459	170.9	141.1	149.1
March 20, 2019	437	429	419	162.0	153.2	159.2
February 28, 2019	352	404	334	112.9	136.8	110.4
January 16, 2019	657	510	590	261.9	182.4	226.2
December 5, 2018	292	318	328	62.1	66.8	66.0
November 7, 2018	283	305	290	72.0	88.6	81.0
October 11, 2018	292	347	346	90.9	128.6	121.6
September 14, 2018	434	442	444	167.1	167.4	164.6
August 31, 2018	467	481	338	173.5	168.2	138.3

Pond Level Management

There are approximately 7 inches of capacity available in the ponds and we will continue to monitor this data as evaporative rates and daily water usage change.

Date	South Pond Level Reading
March 25, 2018	3.58
June 30, 2018	3.12
September 23, 2018	3.30
December 31, 2018	3.51
February 21, 2019	3.63
March 22, 2019	3.73
June 23, 2019	3.90
September 22, 2019	3.58
November 11, 2019	3.68
December 18, 2019#	3.80
January 1, 2020	3.84
January 31, 2020	3.92
February 20, 2020	4.04
March 18, 2020	4.03
April 25, 2020	4.04
May 24, 2020	3.78
June 27, 2020	3.43
July 25, 2020	3.22
August 31, 2020	3.06
September 11, 2020	3.14
September 30, 2020	3.17
October 4, 2020	3.21
October 24, 2020	3.27
November 20, 2020	3.32
December 26, 2020	3.53
January 23, 2021	3.69
February 20, 2021	3.81
April 24, 2021	4.00
May 23, 2021	4.04

Data may not be accurate since the daily reporting function had not been reliably restored.



United Power Billings

Below is tracking of the annual electrical usage and billings for five consecutive 12-month periods. Effective March of 2020, United Power began billing on calendar month cycles reflecting usage from the first to last day of the month.

12-Month Comparisons – Energy Usage (KWH)					
Year	Alluvial Wells	BECR	RHF	GN	Total
2016	41,650	276,080	54,440	93,880	466,050
2017	46,917	261,160	79,360	96,880	484,317
2018	49,690	236,640	120,480	97,040	503,850
2019	49,710	265,400	51,360	84,160	450,630
2020	67,377	276,240	120,320	112,400	576,337

12-Month Comparisons – Billing Amount					
Year	Alluvial Wells	BECR	RHF	GN	Total
2016	\$4,684.06	\$22,276.78	\$4,910.30	\$7,705.29	\$39,576.43
2017	\$5,488.99	\$21,895.19	\$7,296.10	\$8,548.16	\$43,228.44
2018	\$5,795.20	\$19,377.87	\$10,946.48	\$8,394.95	\$44,514.50
2019	\$5,789.98	\$22,400.29	\$4,790.39	\$7,515.75	\$40,496.41
2020	\$7,521.68	\$23,141.47	\$10,608.11	\$9,673.29	\$50,944.55

NOTE: United Power’s energy rates changed in the billings issued on February 25, 2020.

Energy Category	2017 Rates	2018 Rates	2019 Rates	2020 Rates
C1 (Energy)	\$0.11219 / KWH	\$0.1122 / KWH	\$0.1078 / KWH	\$0.1031 / KWH
C1 (Demand)	-	-	\$1.00 / KW	\$1.50 / KW
CTD1 (On Peak)	\$0.15932 / KWH	\$0.1594 / KWH	\$0.1594 / KWH	\$0.1594 / KWH
CTD1 (Demand)	-	-	\$1.00 / KW	\$1.50 / KW
CTD2 (Off Peak)	\$0.06177 / KWH	\$0.0618 / KWH	\$0.0554 / KWH	\$0.052 / KWH

Below is tracking of the annual electrical usage and billings for six consecutive 4-month periods (2016 to 2021).

4-Month Comparisons – Energy Usage (KWH)					
Year	Alluvial Wells	BECR	RHF	GN	Total
2016	7,214	56,560	10,840	20,600	95,214
2017	9,919	45,400	15,760	24,960	96,039
2018	7,505	44,720	8,880	20,440	81,545
2019	9,244	45,440	7,080	20,440	82,204
2020	7,757	36,280	7,680	12,480	64,197
2021	11,234	58,560	36,700	27,920	134,414

4-Month Comparisons – Billing Amount					
Year	Alluvial Wells	BECR	RHF	GN	Total
2016	\$870.52	\$4,531.18	\$1,032.65	\$1,766.02	\$8,200.37
2017	\$1,178.18	\$3,974.23	\$1,485.98	\$2,243.56	\$8,881.95
2018	\$922.04	\$3,667.17	\$874.93	\$1,778.63	\$7,242.77
2019	\$1,129.50	\$3,989.99	\$736.29	\$1,808.90	\$7,664.68
2020	\$965.93	\$3,210.66	\$822.16	\$1,154.43	\$6,153.18
2021	\$1,339.04	\$5,416.76	\$3,356.31	\$2,676.72	\$12,788.83

Development Activities

Hayesmount Estates

No engineering activity.

Country Club Ranchettes, Filing 1

The off-site water system improvements (i.e. tie-ins) at Rocking Horse Farms and Greatrock North have been completed. MMI and REC are coordinating a date to review the inspection and testing reports associated with the work completed to date.

Ridgeview Estates (PLT2019-00026)

Brad and Lisa were scheduled to inspect the Ridgeview Estates project on February 25, 2021, but the weather caused us to cancel the site visit. We will reschedule in conjunction with another

site visit, possibly the Country Club Ranchettes, Filing 1 on-site water system improvements preconstruction meeting.

Country Club Ranchettes Filing No. 2

No activity pending the developer's analysis of additional development possibilities.

Capital Projects

Third Alluvial Well

MMI Water Engineers is working with BBA Water Consultants on easement exhibits and a plan for Alluvial Well No. 5.

Reverse Osmosis Water Treatment Facility

MMI Water Engineers will defer to Element Engineering on the status of the Reverse Osmosis Water Treatment Facility project.

Concentrate Evaporation Pond

Information regarding the third concentrate evaporation pond will be transmitted separately.

EMINENT DOMAIN – REAL PROPERTY APPRAISAL REPORT

PARTIAL TAKE APPRAISAL –SUMMARY REPORT

Regarding the Real Property Located at
16201 Hudson Road
Unincorporated Adams County, Colorado
(Adams County Assessor Parcel No. 0156702400004)

PREPARED FOR:

Greatrock North Water and Sanitation District
c/o
Ms. Lisa Johnson, District Manager
CliftonLarsonAllen, LLP
370 Interlocken Blvd., Suite 500
Broomfield, Colorado 80021

PREPARED BY:

David M. Kilty, MAI, SRA
Kilty and Company
5750 DTC Parkway, Suite 110
Greenwood Village, CO 80111

OWNER:	Premier Community Developments Ltd.
PARCEL LOCATION:	16201 Hudson Road, Adams County, Colorado
APPRAISER:	David M. Kilty, MAI, SRA
DATE OF VALUATION:	April 9, 2021
DATE OF REPORT:	May 12, 2021



KILTY & COMPANY

David M. Kilty, MAI, SRA
 5750 DTC Parkway, Suite 110
 Greenwood Village, CO 80111
 Telephone (303)757-0980

Specializing in Commercial
 & Residential Real Estate
 Appraising and Consulting

Email: david@kilty.co

May 12, 2021

Greatrock North Water and Sanitation District

c/o

Ms. Lisa Johnson, District Manager

CliftonLarsonAllen, LLP

370 Interlocken Blvd., Suite 500

Broomfield, Colorado 80021

RE:

PARCEL LOCATION: 16201 Hudson Road, Adams County, CO
 OWNER: Premier Community Developments Ltd.

Dear Ms. Johnson:

This is my eminent domain appraisal report for the referenced property with an effective date of appraisal and valuation as of April 9, 2021. The purpose of this appraisal is to provide a compensation estimate for the reasonable market value of the property actually taken; compensable damages, if any, to the residue; and special benefits, if any, to the residue. The development of my appraisal is contained in the attached summary appraisal report which sets forth my conclusions, supporting data, and reasoning.

I understand that this appraisal may be used in connection with the acquisition of land by Greatrock Water and Sanitation District. If necessary, this report with supporting data, analyses, conclusions, and opinions is to serve as a basis for court testimony in eminent domain proceedings.


The reasonable market value estimates and opinion of compensation are subject to certain definitions, assumptions and limiting conditions, and certification of appraiser set forth in the attached appraisal report.

This appraisal is prepared in conformance with the Uniform Standards of Professional Appraisal Practice promulgated by the Appraisal Standards Board of the Appraisal Foundation. I have not performed a prior appraisal of the subject property, or any other professional service, within the three (3) year period immediately preceding acceptance of this appraisal assignment.

The final value estimate is subject to neither a hypothetical condition nor an extraordinary assumption.

Based upon my independent appraisal and exercise of my professional judgment, my opinion of compensation for the acquisition as of April 9, 2021, is \$3,911, as if unaffected by hazardous waste or contamination.

Sincerely,



Kilty & Company
David M. Kilty, MAI, SRA, Principal Appraiser
Colorado Certified General Appraiser #CG01313930

Table of Contents

INTRODUCTION	
Title Page	
Letter of Transmittal	
Executive Summary	1
Compensation Estimate Summary	3
Subject Property	3
PART 1 – SCOPE OF WORK	
Assumptions and Limiting Conditions	5
Extraordinary Assumptions	5
Hypothetical Conditions	5
General Assumptions and Limiting Conditions	5
Purpose of the Appraisal	7
Identity of the Client and Intended Users	7
Intended Use of the Appraisal	7
Real Property Interest Appraised	7
Definition of Reasonable Market Value	7
Effective Date of Appraisal	8
Date of Appraisal Report	8
Date of Property Inspection and Owner Accompaniment	8
Project Identification and Description	8
Right-of-Way Plans Relied on for Valuation Purposes	8
Scope of Research and Analyses	9
Summary of Appraisal Problems	9
PART 2 – FACTUAL DATA – LARGER PARCEL BEFORE TAKE	
Identification of Larger Parcel Before Take	10
External Market and Location Influences	11
U.S. and Colorado Economy and Market Conditions	11
Regional/City Economy and Market Conditions	11
Neighborhood Description - Local Market Influences	13
Conclusions – External Market and Location Influences	15
Property Description – Larger Parcel Before Take	17
Land/Site Data	17
Owner Improvements Data	21
Tenant Improvements	22
Zoning and Other Land Use Regulations	23
Use History	23
Sales History	23
Listing/Contract History	24
Rental History	24
Assessed Value – Real Estate Taxes – Special Taxing Districts	25
Legal Entitlements and Stage of Development	25
Subject Property Photographs (Larger Parcel)	26
PART 3 – ANALYSIS and VALUATION – LARGER PARCEL BEFORE TAKE	
Highest and Best Use – Larger Parcel Before Take	27
Highest and Best Use as Though Vacant	27
Conclusion of Highest and Best Use	28
Highest and Best Use as Improved	28
Conclusion of Highest and Best Use	28
Appraisal Valuation Methodology	29

Land/Site Valuation – Larger Parcel Before Take.....	30
Land Sale Summary Table	30
Land Sale No. 1	32
Land Sale No. 2	33
Land Sale No. 3	34
Land Sale No. 4	35
Land Sale No. 5	36
Owner Improvements Data	40
Larger Parcel Value Before Take.....	40
PART 4 – FACTUAL DATA – PART TAKEN	41
Identification of the Part Taken	41
Survey of Proposed Taking.....	41
Property Data – Part Taken	43
Land/Site Data	43
Owner Improvements Data	43
Tenant Improvements Data	43
Partial Takings Photographs.....	44
PART 5 – ANALYSIS and VALUATION – PART TAKEN	45
Value of Part Taken as Part of Larger Parcel	45
Land/Site Value of Part Taken	45
Owner Improvements Contributory Value of Part Taken	45
Tenant Improvements Contributory Value of Part Taken.....	45
Summary of Value of Part Taken.....	46
PART 6 – RESIDUE VALUE BEFORE TAKE	47
PART 7 – FACTUAL DATA – RESIDUE AFTER TAKE	48
Neighborhood Description – Project Influences.....	48
Property Description – Residue After Take.....	48
Land/Site Data	48
Owner Improvements Data	48
Assessed Value – Real Estate Taxes – Special Taxing Districts	48
Zoning and Other Land Use Regulations.....	48
PART 8 – ANALYSIS and VALUATION – RESIDUE AFTER TAKE.....	49
Highest and Best Use – Residue After Take	49
Highest and Best Use as Though Vacant	49
Highest and Best Use as Improved	49
Conclusion of Highest and Best Use – Residue After Take.....	49
Land/Site Valuation – Residue After Take	50
Land/Site Value.....	50
Residue Value After Take	50
PART 9 – ANALYSIS of DAMAGES and/or BENEFITS	51
Indicated Damages or Benefits – Residue After Take	51
Compensable Damages – Curable (Net Cost to Cure).....	51
Indicated Special Benefits – Residue After as Cured	52
PART 10 – TEMPORARY EASEMENT RENTAL VALUE	52
Temporary Easement Data.....	52
Temporary Easement Rental Value.....	52

Temporary Easement Rental Value Summary	52
PART 11 – COMPENSATION SUMMARY	53
Explanation of Compensation	53
Compensation Estimate Summary	53
Certification of Appraiser	54
PART 12 – EXHIBITS and ADDENDA	56
Acronyms and Definitions	56
Colorado 7-Step Partial Take Appraisal Process – Eminent Domain	58
Summary of Experience and Qualifications - David M. Kilty, MAI, SRA	60
EXHIBIT A Subject data and Legal Description of the Taking	

Executive Summary

Project Code:	N/A
Parcel Number:	N/A
Name of Owner:	Premier Community Developments Ltd.
Name of Tenants:	Owner
Property Address or Location:	16201 Hudson Road, Adams County, Colorado
Project Location:	West side of Hudson Road, south of East 168 th Avenue
Owner Present at Inspection:	The owner's representative , Jay Scolnick, declined to meet at the property for the inspection, which was held on April 9, 2021. Mr. Scolnick was interviewed by telephone on March 22, 2021
Property Interest Appraised:	Fee Simple
Effective Appraisal Value Date:	April 9, 2021
Date of Appraisal Report:	May 12, 2021
Environmental Concerns:	None assumed.
Larger Parcel Land/Site Area:	138.8738 Acres, 6,049,343 square feet, based on the Adams County Assessor's record for the larger parcel.
Owner and/or Tenant Occupancy:	Owner
Owner Improvements (buildings, structures, etc.):	One metal barn, size unknown
Owner On-Premise Signs:	Not applicable
Tenant Improvements (buildings, structures, etc.):	Not applicable
Tenant Fixtures	Not applicable
Tenant Trade Fixtures (real property):	Not applicable
Tenant On-Premise Sign:	Not applicable
Subject 5-Year Sales History:	Subject property has not transferred during the last five years. Subject reportedly sold as part of a larger 279-acre property in November 2013 for \$556,100, or \$0.05/SF. Portions of this 279 acre property were sold in recent years, leaving the subject parcel of 138.8738 acres.
Zoning:	A3: Agricultural-3 District in Adams County
External Market Influences:	Subject is situated in a rural residential area of unincorporated Adams County with agricultural, residential and other uses. It is situated east of Lochbuie. The property consists of an agricultural site of an irregular shape with frontage on Hudson Road and East 168 th Avenue.
Highest/Best Use Before Take:	As is: for agricultural use until development with a more intensive use is supported by the market and legally permissible.
Highest/Best Use After Take:	As is: for agricultural use until development with a more intensive use is supported by the market and legally permissible.
Part Taken Parcel Nos.:	No parcel number. Referred to as the "Utility Easement"
Part Taken Total Land/Site Area:	Permanent easement taking totals 27,159 SF/0.45% of the larger parcel
Purpose of Fee Part Taken:	Not applicable
Purpose of Easement:	Construction and maintenance of a water line
Effect of Take on the Residue Parcel:	No change in land area. Encumbered land area cannot be used for building improvements and other improvements on the easement area must be approved.
Damage Considerations:	None
Cost to Cure:	Not Applicable
Special Benefits Considerations:	None

Larger Parcel Value Before Take		Total Value	
Land/Site Value		\$1,088,882	
Improvements Contributory Value –		\$0	
Total Larger Parcel Value Before Take			\$1,088,882

Value of Part Taken					
Land/Site Takings					
Parcel No.	Area SF	\$ Unit Value	Value	Total Value	
			\$		
			\$		
Total Land/Site Value of Part Taken				\$	
Easement Takings					
Parcel No.	Area SF (or other Unit)	\$ Unit Value	% of Fee	Value	Total Value
20' Utility Easement	27,159	\$0.18	80%	\$3,911	
				\$	
				\$	
Total Easement Value of Part Taken				\$3,911	
Owner Improvement Takings (Contributory Value)					
Description of Improvements (buildings, structures, etc.)			Contributory Value	Total Value	
			\$		
			\$		
Total Owner Improvements Contributory Value of Part Taken				\$	
Tenant Improvement Takings (Contributory Value)					
Description of Improvements (buildings, structures, etc.)			Contributory Value	Total Value	
			\$		
			\$		
Total Tenant Improvements Contributory Value of Part Taken				\$	
Total Value of Part Taken					\$3,911

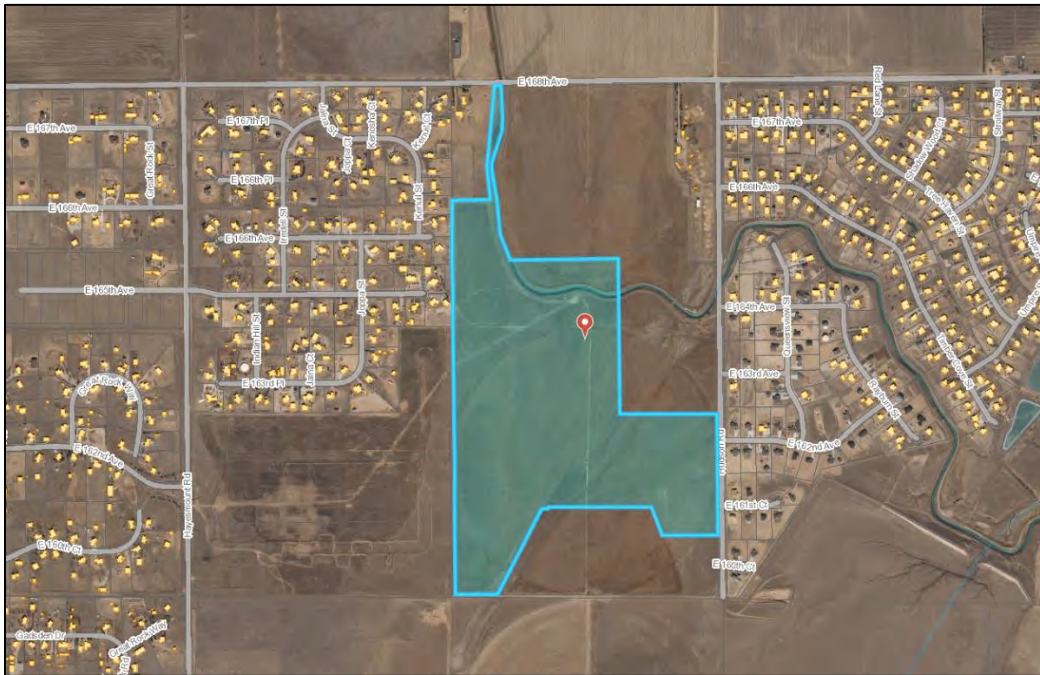
Compensation Estimate Summary

Value of Part Taken		
Land/Site Value of Part Taken	\$	
Value of Permanent Easement Taken	\$3,911	
Owner Improvements Contributory Value of Part Taken	\$	
Total Value of Part Taken		\$3,911
Compensable Damages and/or Offsetting Special Benefits		
Total Compensable Damages (Residue Value After/As Is)	\$	
Total Offsetting Special Benefits (Residue As Is or As Cured) (enter Special Benefit due to project or to cure in [A] below)	(\$0)	
Benefits Offset Damages		
Compensable Damages/Curable/Net Cost to Cure		
Compensable Damages/Incurable (No Cost to Cure)	\$	
<Less> Offsetting Special Benefits resulting from project or from a cure (Special Benefits offset up to 100% of incurable damages)	[A] (\$0)	
= Net Compensable Damages/Incurable (+\$)	(\$)	\$
Benefits Offset Value of Part Taken		
Value of Part Taken x 0.50 (Offsetting Special Benefits Not to Exceed 50% of Value of Part Taken)	[B] \$0	
OR		
Net (Offsetting Special Benefits: Residue Value After/As Is or As Cured)	[C] (\$0)	
Net (Remaining Offsetting Special Benefit) = Lesser of [B] or [C] \$ as a whole number, enter here as (-\$) >>		(\$)
Total Rental Value of Temporary Easement		\$
Compensation Estimate (Rounded)		\$3,911

Subject Property



Looking west from Hudson Road at the larger parcel /
April 9, 2021 / Photo Taken By: David Kilty



Aerial Photo of Subject Larger Parcel (Provided by Adams County on-line mapping)

PART 1 – SCOPE OF WORK

Assumptions and Limiting Conditions

The certification of the appraiser who developed this report is subject to the *Assumptions and Limiting Conditions* that are listed below:

Extraordinary Assumptions

Definition of Extraordinary Assumption: *“An assignment-specific assumption, as of the effective date regarding uncertain information used in an analysis, which, if found to be false, could alter the appraiser’s opinions or conclusions.”* (USPAP 2020-2021 ed.: The Appraisal Foundation)

Standard 1-2(f) of the Uniform Standards of Professional Appraisal Practice requires the appraiser to identify any extraordinary assumptions necessary in the assignment;

Comment: An extraordinary assumption may be used in an assignment only if:

- it is required to properly develop credible opinions and conclusions;
- the appraiser has a reasonable basis for the extraordinary assumption;
- use of the extraordinary assumption results in a credible analysis; and,
- the appraiser complies with the disclosure requirements set forth in USPAP for extraordinary assumptions.

1. This appraisal is not subject to an extraordinary assumption.

Hypothetical Conditions

Definition of Hypothetical Condition: *“a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.”* (USPAP 2020-2021 ed.: The Appraisal Foundation)

Standard 1-2(g) of the Uniform Standards of Professional Appraisal Practice requires the appraiser to identify any hypothetical conditions necessary in the assignment; and

Comment: A hypothetical condition may be used in an assignment only if:

- use of the hypothetical condition is clearly required for legal purposes, for purposes of reasonable analysis, or for purposes of comparison;
- use of the hypothetical condition results in a credible analysis; and,
- the appraiser complies with the disclosure requirements set forth in USPAP for hypothetical conditions.

1. This appraisal is not based on a hypothetical condition.

General Assumptions and Limiting Conditions

1. The legal descriptions, land areas, surveying and engineering data provided by the City are assumed to be correct. The sketches and maps in this report are included to assist the reader in visualizing the property and are not necessarily to scale. Various photographs and exhibits are included for the same purpose. Site plans are not surveys unless prepared by a separate surveyor.
2. This is a summary Appraisal Report, which is intended to comply with the reporting requirements set forth in Standards Rule 2 of USPAP.

3. No responsibility is assumed for legal or title considerations. Title to the property is assumed to be good and marketable unless **otherwise stated in this report. The property is appraised "as if free and clear" of liens and encumbrances, but subject to** existing easements, covenants, deed restrictions, and rights-of-way of record, and excepting therefrom all rights to oil, natural gas, or other mineral resources beneath such real property. This mineral interest exception is an assignment condition.
4. Opinions, estimates, data, statistics, exhibits, drawings, sketches and similar materials furnished by others in the course of studies relating to this report are considered reliable unless otherwise noted.
5. Responsible ownership and competent management of the subject property are assumed.
6. Any utility lines disturbed during the course of the project will be properly cared for by the City during construction.
7. The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated land use. Separate allocations for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used.
8. This report is as of the date set out and is not intended to reflect subsequent fluctuations in market conditions, up or down. As an assignment condition, no specific exposure time is linked to the value and compensation conclusions in this appraisal report, however, reasonable exposure time is presumed. This is in accordance with the Uniform Appraisal Standards for Federal Land Acquisitions, which is a guiding document in eminent domain appraisal procedures and policies followed by CDOT and by other agencies, organizations and appraisal professionals.
9. It is assumed there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or arranging for engineering studies that may be required to discover them.
10. It is assumed the subject property complies with all applicable zoning and use regulations and restrictions, unless non-conformity has been stated, defined, and considered in this appraisal report.
11. It is assumed the use of land and improvements is within the boundaries or property lines of the property described and there is no encroachment or trespass unless otherwise stated in this report.
12. The property is appraised assuming responsible ownership and competent property management.

Purpose of the Appraisal

Eminent domain appraisal is subject to the Code of Federal Regulations (CFR) and the federal Uniform Act appraisal requirements, Colorado Revised Statutes (C.R.S.), and Colorado Jury Instructions (CJI). Real property appraisal development and reporting is subject to the Uniform Standards of Professional Appraisal Practice (USPAP).

The purpose of this appraisal is to develop a compensation estimate for the reasonable market value of the property actually taken; compensable damages, if any, to the residue after take; and special benefits, if any, to the residue after take. Referred to as the modified state before-and-after rule, steps to develop a compensation estimate for the acquisition of real property are:

1. Larger Parcel Value Before Take
2. Value of Part Taken (including easements acquired)
3. Residue Value Before Take (= Value of Larger Parcel Before Take <Less> Value of Part Taken)
4. Residue Value After Take (including encumbered easement areas acquired)
5. Analysis of Damages and/or Benefits
6. Rental Value of Temporary Easements
7. Compensation Estimate Summary

Please see the Appendices for further details about the steps outlined above.

Identity of the Client and Intended Users

This appraisal report has been prepared for the client, Greatrock North Water and Sanitation District. Intended users of this appraisal report include and **are limited to the property owner or the owner's personal representative, property owner's attorney, attorneys with the Greatrock North Water and Sanitation District.**

Intended Use of the Appraisal

The intended use of the appraisal is in connection with the acquisition of right-of-way for the referenced project to be constructed by Greatrock North Water and Sanitation District. If necessary, this appraisal report with supporting data, analyses, conclusions, and opinions is to serve as a basis for court testimony in condemnation trial proceedings. The appraisal report will become a public record after settlement with the property owner or at the conclusion of legal proceedings.

Real Property Interest Appraised

The real property interest of the subject larger parcel before take, the part taken, and residue after take are valued as fee simple estate **(title). The property is appraised "as if free and clear" of all liens, bond assessments, and indebtedness, but subject to existing easements, covenants, deed restrictions, rights-of-way of record, and excepting therefrom all rights to oil, natural gas, or other mineral resources beneath such real property.**

Definition of Reasonable Market Value

Colorado eminent domain proceedings use the following jurisdictional definition of reasonable market value:

"The value you are to determine for the property actually taken is the reasonable market value for such property on (insert appraisal date). 'Reasonable market value' means the fair, actual, cash market value of the property. It is the price the property could have been sold for on the open market under the usual and ordinary circumstances, that is, under those circumstances where the owner was willing to sell and the purchaser was willing to buy, but neither was under an obligation to do so."

In determining the market value of the property actually taken, you are not to take into account any increase or decrease in value **caused by the proposed public improvement.** (CJI-Civil 4th, 36:3)

Colorado Revised Statutes also addresses Project Influence:

“Any decrease or increase in the fair market value of real property prior to the date of valuation caused by the public improvement for which such property is acquired, or by the likelihood that the property would be acquired for such improvement, other than that due to physical deterioration within the reasonable control of the owner, shall be disregarded in determining the compensation for the property.” (§24-56-117(1)(c), C.R.S.)

The Jurisdictional Exception Rule of USPAP applies to Standards Rule 1-4(f). In Standards Rule 1-4(f), anticipated public or private improvements must be analyzed for their affect on value as reflected in market actions. This is contrary to law for eminent domain appraisal. Jurisdictional exception authorities are Uniform Act, Title III, § 301(3); 49 CFR § 24.103(b); § 24-56-117(1)(c), C.R.S.; and CJI – Civ. 4th, 36:3.

See definitions of other terms and pertinent acronyms listed in the Addenda.

Effective Date of Appraisal

The effective date of appraisal, reasonable market value opinions, and compensation estimate for the proposed acquisition is as of April 9, 2021.

Date of Appraisal Report

The date of the appraisal report is May 12, 2021.

Date of Property Inspection and Owner Accompaniment

The property was inspected on April 9, 2021. The owner declined to attend the property inspection.

Project Identification and Description

This project is not identified by a project number.

The project consists of the construction of an evaporation pond and related improvements for wastewater treatment to benefit properties in the district. The utility easement is reportedly required for a water line.

Right-of-Way Plans Relied on for Valuation Purposes

No right-of-way plans were provided for this appraisal. The appraiser relied upon the drawing of the proposed taking which follows the legal description of the proposed taking, included in this report and in Exhibit A. If any modifications are made to the plans or more detail is provided, the appraiser reserves the right to revise the appraisal and appraisal report to reflect the change.

Scope of Research and Analyses

This appraisal involves collection of sales information and general and specific data. Appraisal processes for acquisition entails a search for recent property sales in the neighborhood or area. This may be accomplished by interviewing and learning from landowners about known property sales or rentals, searching county assessor's office records, requesting data from real estate brokers, local appraisers, title companies, or transaction principals and using any other data summary services that may be locally available and appropriate. Impressions of those knowledgeable of the current local market and any information about recent trends that may bear on property values are also solicited.

Significant property transactions researched were analyzed for their degree of similarity to the subject property by physically visiting and visually inspecting the properties, viewing and examining recorded transfer of property deeds and documents, and considering construction costs of improvements obtained from either local contractors or other cost publication sources. For properties deemed to be appropriate and reliable indicators of value, verification with either buyer or seller were made to confirm the details of the transaction. Any additional data necessary for estimating the value of land and/or improvements in the acquisition and damages, specific benefits or restoration cost (cost to cure) damages to the residue are gathered according to the circumstances of the individual appraisal assignment. This appraisal addresses the value of only those improvements in the taking and permanent and temporary easements or directly affected by the taking or easements. Thus, the building improvements are not addressed in this appraisal. Analyses of the data and subsequent reporting in a clear logical manner result in meaningful estimates of reasonable market value, benefits and/or damages (if any), restoration cost or cost-to-cure (if any) and estimate of compensation.

There are three approaches by which the value of real estate may be estimated: sales comparison, cost, and income capitalization **approaches. Appendix A, 49 CFR § 24.103(a)(2) states "All relevant and reliable approaches to value are to be used. However,** where an Agency determines that the sales comparison approach will be adequate by itself and yield credible appraisal results because of the type of property being appraised and the availability of sales data, it may limit the appraisal assignment to the sales comparison **approach."**

Summary of Appraisal Problems

The appraisal assignment involves the valuation of a permanent easement acquisition from a larger parcel of 6,049,343 square feet, or 138.8738 acres. This larger parcel is valued "as-is" and "as zoned", as of April 9, 2021. The Adams County Planning Department was contacted and planning documents for the neighborhood in general, and the subject specifically, were reviewed. The current zoning is A-3: Agricultural – 3 District in unincorporated Adams County. The A-3 Zone District is intended to provide land primarily in holdings of at least thirty-five (35) acres for dryland or irrigated farming, pasturage, or other related food production uses. Thus, when valuing the subject property according to its highest and best use, I developed a sales database for properties with a similar zoning and highest and best use. The estimate for just compensation is based on this value.

Other factors that require consideration for development include the availability of utility services, the topography of the parcel and its shape. I relied on data provided by the Adams County Planning Department in determining potential legal uses for the subject property. This information must be considered in establishing the highest and best use for the subject.

PART 2 – FACTUAL DATA – LARGER PARCEL BEFORE TAKE

Identification of Larger Parcel Before Take

Appraisal for eminent domain is unique in that it requires consideration of damages and/or benefits to the residue property after take when a partial taking occurs, thus the larger parcel from which a taking will be made must be determined.

Three conditions establish the larger parcel for the consideration of compensable damages and/or special benefits. The three conditions include the portion of a property that has:

- unity of ownership
- contiguity
- unity of use

The subject larger parcel consists of a single land parcel owned by Premier Community Developments Ltd., identified as follows.

<i>Larger Parcel Before Take</i>		
Adams County Parcel Number	Acres	SF
0156702400004	138.8738	6,049,343
Total	138.8738	6,049,343

The subject property, as identified, has unity of ownership, contiguity and unity of use. Therefore, the larger parcel is determined to be the subject property containing a total land area of 138.8738 acres.

The larger parcel is legally described in the Adams **County Assessor's records**, copies of which are included in Exhibit A.

Valuation for eminent domain purposes is unique in that it requires consideration of damages and/or benefits to the residue after take when a partial taking occurs. More data concerning the larger parcel determination is in the highest and best use analysis.

External Market and Location Influences

U.S. and Colorado Economy and Market Conditions

Regional/City Economy and Market Conditions

Denver, the capital of Colorado, is located on the eastern slope of the Rocky Mountains. It is the largest city in the region and serves as its **economic hub**. **Colorado's economic base is increasingly becoming more diversified**. Besides the traditional industries of manufacturing, distribution, agriculture and mining, high-growth industries such as cable, communications and high tech manufacturing have had a positive effect on the economy as a whole.

The Denver-Boulder Standard Metropolitan Statistical Area (SMSA) includes seven counties (Adams, Arapahoe, Boulder, Broomfield, Denver, Douglas and Jefferson). The Metro Denver Economic Development Corporation **placed metro Denver's population at just under 3 million at year-end 2014**. **This represents more than half the state's population and work force**.

Growth, or lack thereof, is a function of the general economy and employment opportunities in an area. The economic downturn that occurred in Colorado and metro Denver, specifically, beginning in approximately 2008 resulted in a reduction in population growth. Many of the employment sectors experienced economic problems which resulted in layoffs and a rising unemployment rate. The most recent statistics indicate that non-farm employment is slowly increasing, and the unemployment rate was approximately 4% in late 2014, down from an 8.8% average in 2010. Retail trade sales in Colorado are rising again. It is projected that the population will grow from approximately 2.8 million to 3.065 million between 2010 and 2015, which equates to a compound annual growth rate of approximately 5.4%. In summary, based on the most recent demographic and economic statistics, the current economy can best be described as slowly growing. It appears that the national and local economies have emerged from the recent recession and are in a healthy growth phase.

Denver is the region's transportation hub. The metropolitan area is served by five interstate highways which are complemented by a number of U.S. and State highways. In addition, railroads, trucking and buses serve the Denver area. The Denver International Airport (DIA) opened in March, 1995. The State Highway Department along with the private sector are currently in the process of developing a looping highway around the metropolitan area. The first segment, C470, is complete and connects I-70 on the northwest to I-25 on the southeast side of the metro area. The E-470 Tollway recently opened and connects south I-25 to north I-25 at East 156th Avenue, improving access to DIA north of the subject area. The most recently completed segment of the looping highway, Northwest Parkway, begins on the west side of I-25 extending to the Boulder Turnpike. The last segment, Jefferson Parkway, is in the planning stage. It will connect the Boulder Turnpike to Golden. These beltways are expected to have a positive effect by alleviating some of the congestion on I-25 and providing access to peripheral developments. Other road improvements include the recent completion of the widening of I-25 from Broadway to Lincoln Avenue on the south side of the metropolitan area and the extension of the light rail system. Enhancing the transportation corridors is expected to encourage new development and bolster property values.

The subject property is situated in an agricultural and rural residential area northeast of the Denver metropolitan area and east of the Town of Lochbuie. To the north is the Town of Hudson. Within a 5-mile radius of the subject, the population in this area grew from 5,687 in 2010 to 6,647 in 2020, representing an annual growth rate of 1.7%. Population and household growth is expected to continue at a rate of 1.7% per year from 2020 to 2025. The average household income within this same 5-mile radius is \$111,129 and the median household income is \$86,810. Major employers in the area include the Adams County government, the county seat is in Brighton, the local school district, Vestas, and Platte Valley Medical Center.

The subject is located in a growing area northeast of suburban Denver. It has experienced growth in population households over the past two decades. The outlook is for slow growth into the foreseeable future.

A location map showing the subject with respect to the Denver metropolitan area follows below.



Neighborhood Description - Local Market Influences

The subject property is located in unincorporated Adams County along the East 168th Avenue corridor between Interstate 76 and Cavanaugh Mile Road. General neighborhood boundaries include Interstate 76 on the west, East 168th Avenue on the north, Cavanaugh Mile Road on the east and East 120th Avenue on the south. Land north of East 168th Avenue is in Weld County. This is an agricultural and rural residential neighborhood that is trending from agricultural uses toward residential development. Limited commercial uses are developing along Interstate 76. Over the last two decades, low density single family developments have been building up on either side of the subject property. Sites are typically one acre in size and offer public water service. Most homes have septic systems for wastewater treatment. This is an unincorporated area of Adams County.

I-76 provides the primary access to the neighborhood, with intersections at 168th Avenue, 152nd Avenue, 144th Avenue, 136th Avenue, Highway C-470 and 120th Avenue. This four-lane divided highway provides access to metropolitan Denver to the southwest and small towns in northeast Colorado, northeast of the subject. The majority of the public roadways in the area are two-lane paved asphalt. County roads are arranged a north-south grid fashion.

Supporting facilities in the area are very limited. Shopping is available along I-76, typically on the west side of the highway in proximity to the City of Brighton. Schools and other supporting facilities are available in Brighton and other areas to the southwest.

Residential development has been ongoing for decades, first in support of agricultural uses and most recently as suburban style development at select locations. Prices and values have been on the rise in recent years, following the general trend in the Denver metropolitan area. Single family sales data for the subject neighborhood is summarized in the following table.

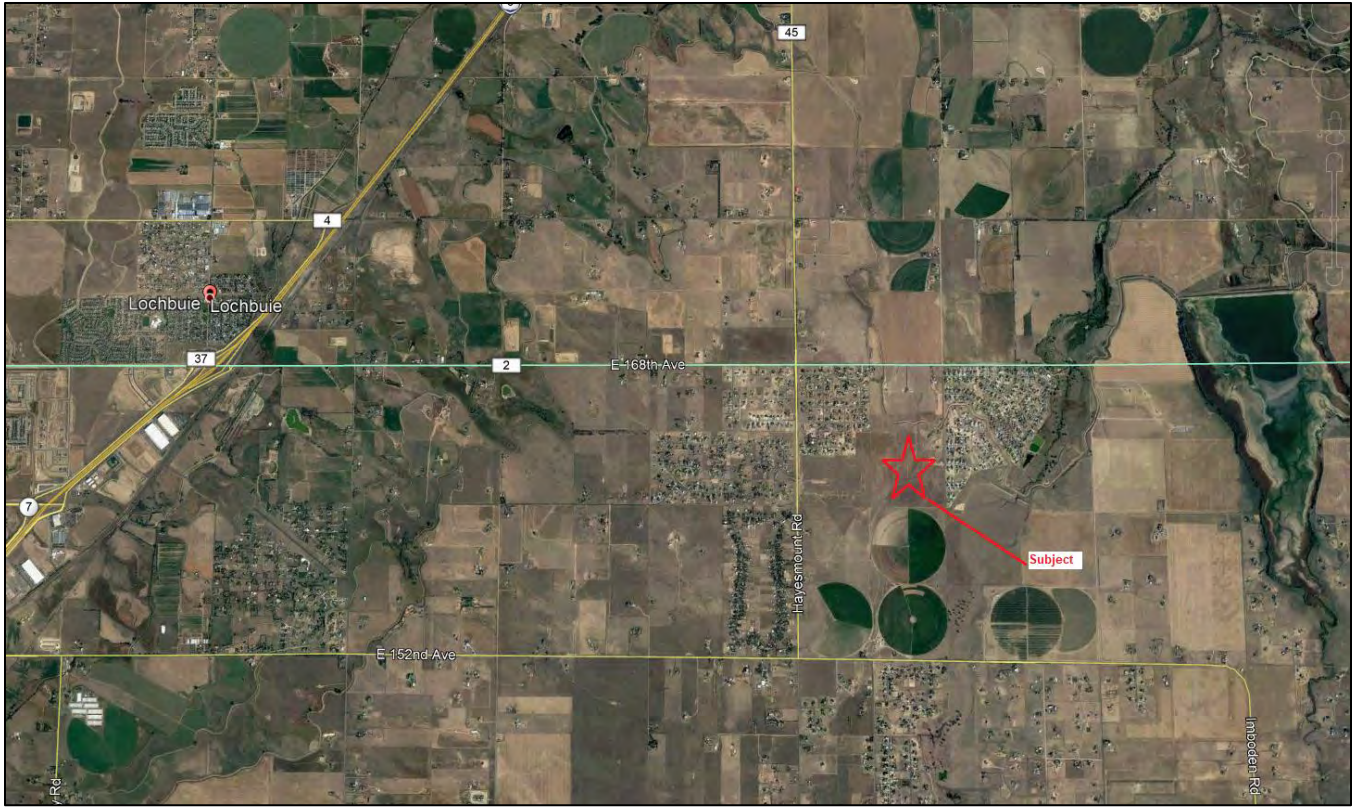
Neighborhood Single Family Price Trends									
Year-To Date	No. of Sales	Median Price	Annual % Change	Avg. Price	Annual % Change	Avg. SF	Avg. \$ Per SF	Annual % Change	Avg. Days On Market
2018	148	\$491,302	N/A	\$482,646	N/A	2,101	\$234	N/A	51
2019	160	\$512,613	4%	\$537,007	11%	2,230	\$245	5%	42
2020	188	\$602,500	18%	\$589,468	10%	2,156	\$279	14%	35
4-2021	152	\$620,000	3%	\$597,793	1%	2,141	\$284	2%	32

The price trends detailed above are similar to the trends for the larger Adams County area, which are detailed below.

Adams County Single Family Price Trends									
Year-To Date	No. of Sales	Median Price	Annual % Change	Avg. Price	Annual % Change	Avg. SF	Avg. \$ Per SF	Annual % Change	Avg. Days On Market
2018	5000+	\$360,000	N/A	\$377,315	N/A	1,683	\$235	N/A	26
2019	5000+	\$368,000	2%	\$386,922	3%	1,695	\$240	2%	37
2020	5000+	\$385,500	5%	\$407,060	5%	1,715	\$250	4%	36
5-2021	3014	\$430,000	12%	\$449,549	10%	1,666	\$290	16%	16

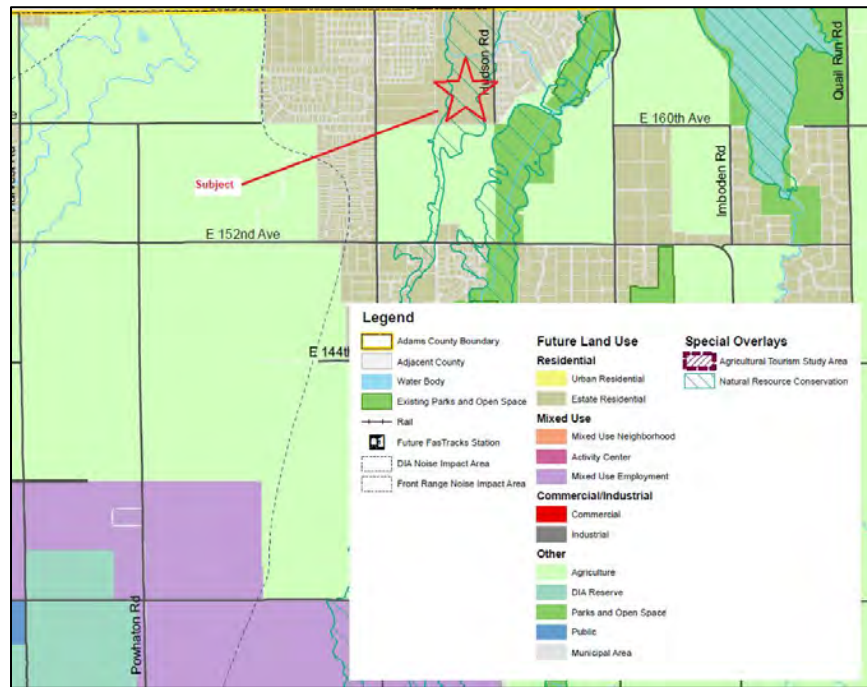
As shown, the larger Adams County area showed increasing price trends from 2018 through 2020, and a spike in the average price in the first four to five months of 2021.

Agricultural uses in the neighborhood include irrigated crops, dry land farming, feed cattle and dairy operations and limited animal grazing. An aerial view of the immediate neighborhood of the subject is presented below.



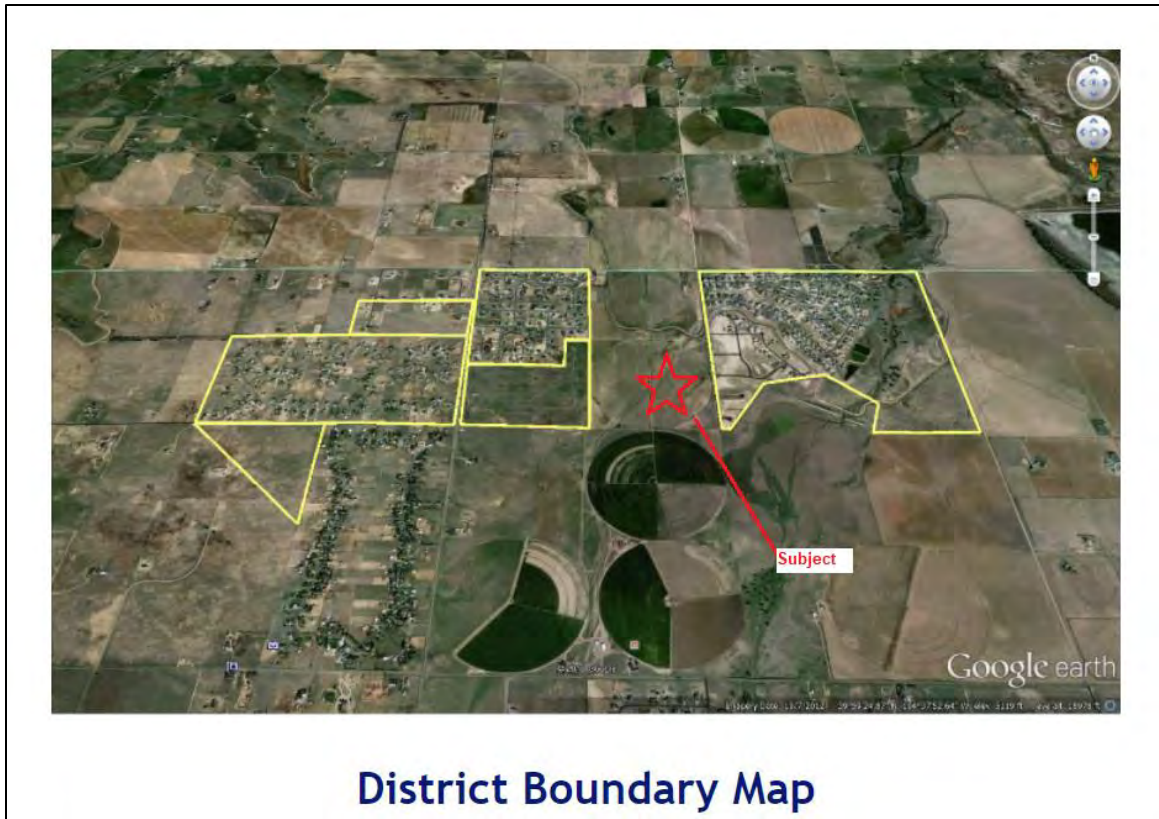
Aerial View of Immediate Neighborhood

The Adams County Comprehensive Plan (December 2012) shows the subject to be planned for Estate Residential uses with the flood plain are designated as natural resource conservation. The future land use map from the plan is presented below.



Adams County Future Land Use Map

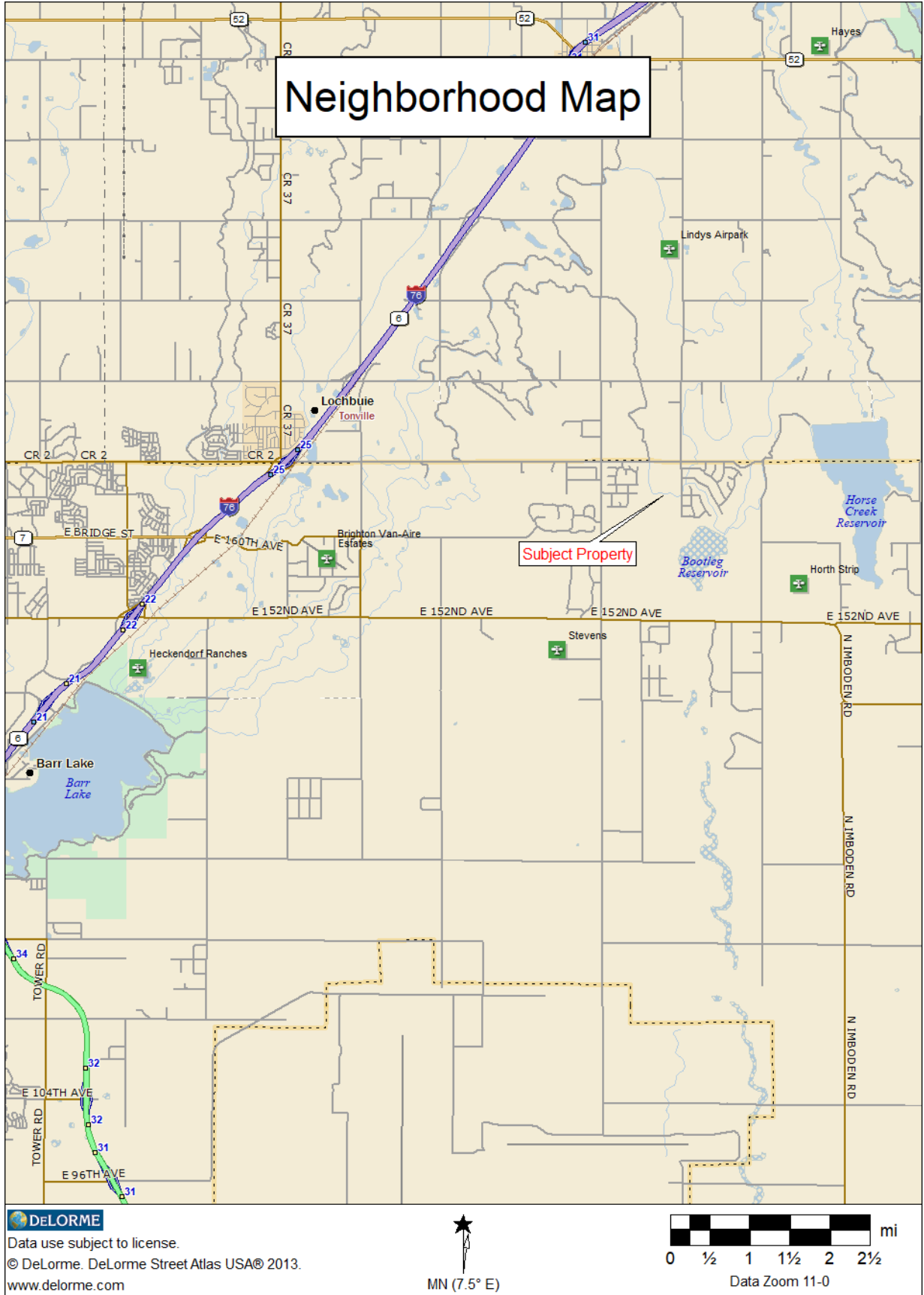
Single family residential development has occurred in the immediate area of the subject over the last two decades. This has been facilitated in part by the creation of the Greatrock North Water and Sanitation District. This district provides for services to low-density single family residential development both directly east and directly west of the subject. The following map shows the boundaries of the district relative to the subject property.



As shown, the Greatrock North Water and Sanitation District borders the subject on the east and west. Based on conversation with the district, it is possible to annex the subject property into the district.

Conclusions – External Market and Location Influences

The subject is situated in an agricultural and rural residential area in Adams County, northeast of Brighton and east of Lochbuie. Access to the neighborhood is considered average, due to the presence of Interstate 76 and the county road system. Brighton and the larger metropolitan area has been expanding in recent years and there is some demand for residential development parcels in the neighborhood. The outlook is for a continuation of current land uses and ongoing new development as demand factors improve. The presence of the Greatrock North Water and Sanitation District has facilitated low density residential development and it is expected to facilitate additional development.

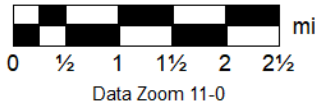
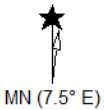


Neighborhood Map

Subject Property



Data use subject to license.
© DeLorme. DeLorme Street Atlas USA® 2013.
www.delorme.com



Property Description – Larger Parcel Before Take

Land/Site Data

Location

The subject property is located at 16201 Hudson Road in unincorporated Adams County. It has frontage on the south side of East 168th Avenue and the west side of Hudson Road.

County Assessor Parcel No.

The subject larger parcel is identified by Adams County Assessor as parcel no. 0156702400004. **Based on the Adams County Assessor's record, it contains a total land area of 138.8738 acres, or 6,049,343 square feet, as summarized below.**

<i>Larger Parcel Before Take</i>		
Adams County Parcel Number	Acres	SF
0156702400004	138.8738	6,049,343
Total	138.8738	6,049,343

Legal Description

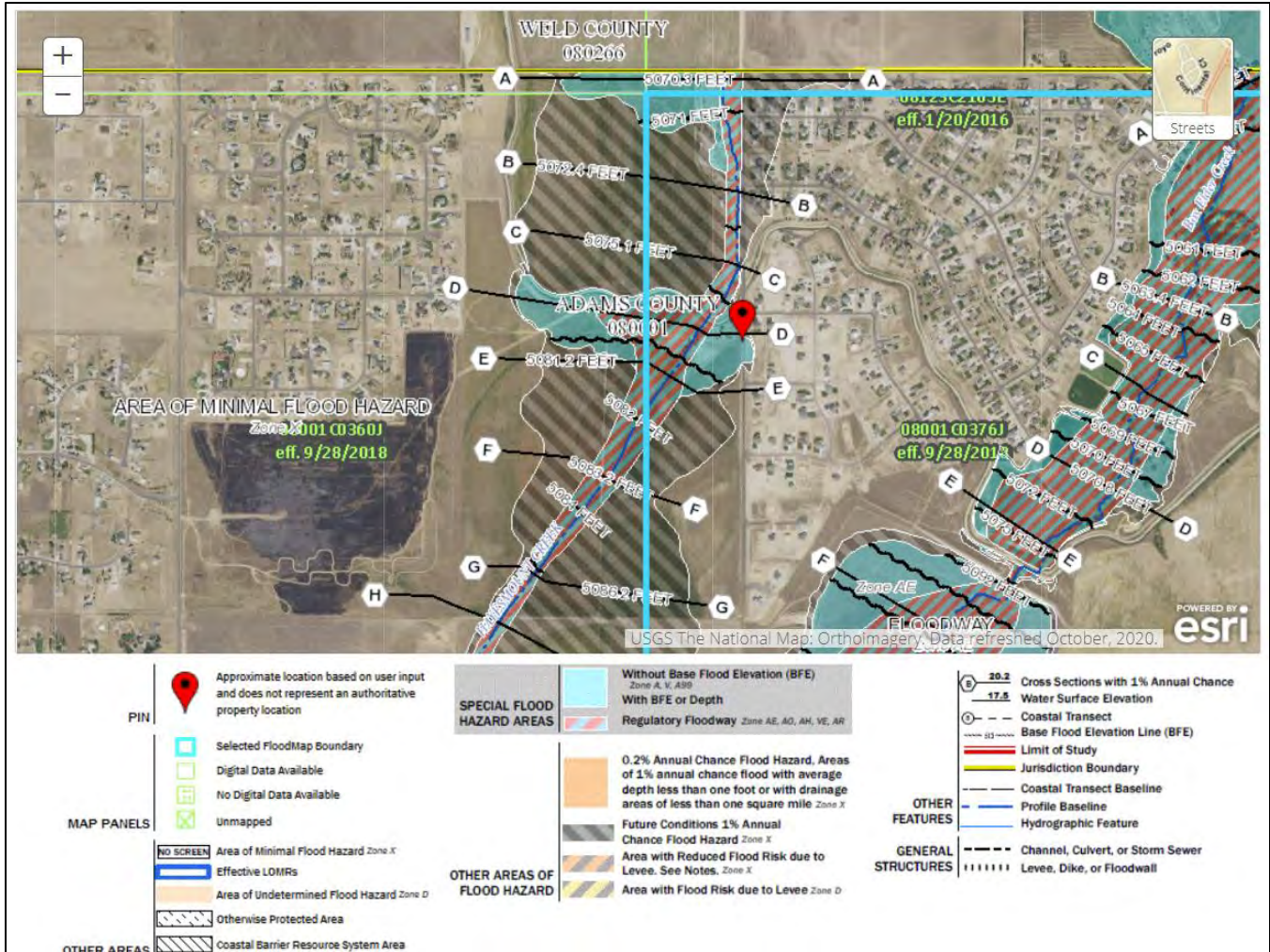
The parcels comprising the larger parcel is legally described in the Adams **County Assessor's record included** in Exhibit A of this report.

Present Use

The larger parcel is currently a mostly vacant land parcel used for agricultural purposes. It is improved with single metal barn structure.

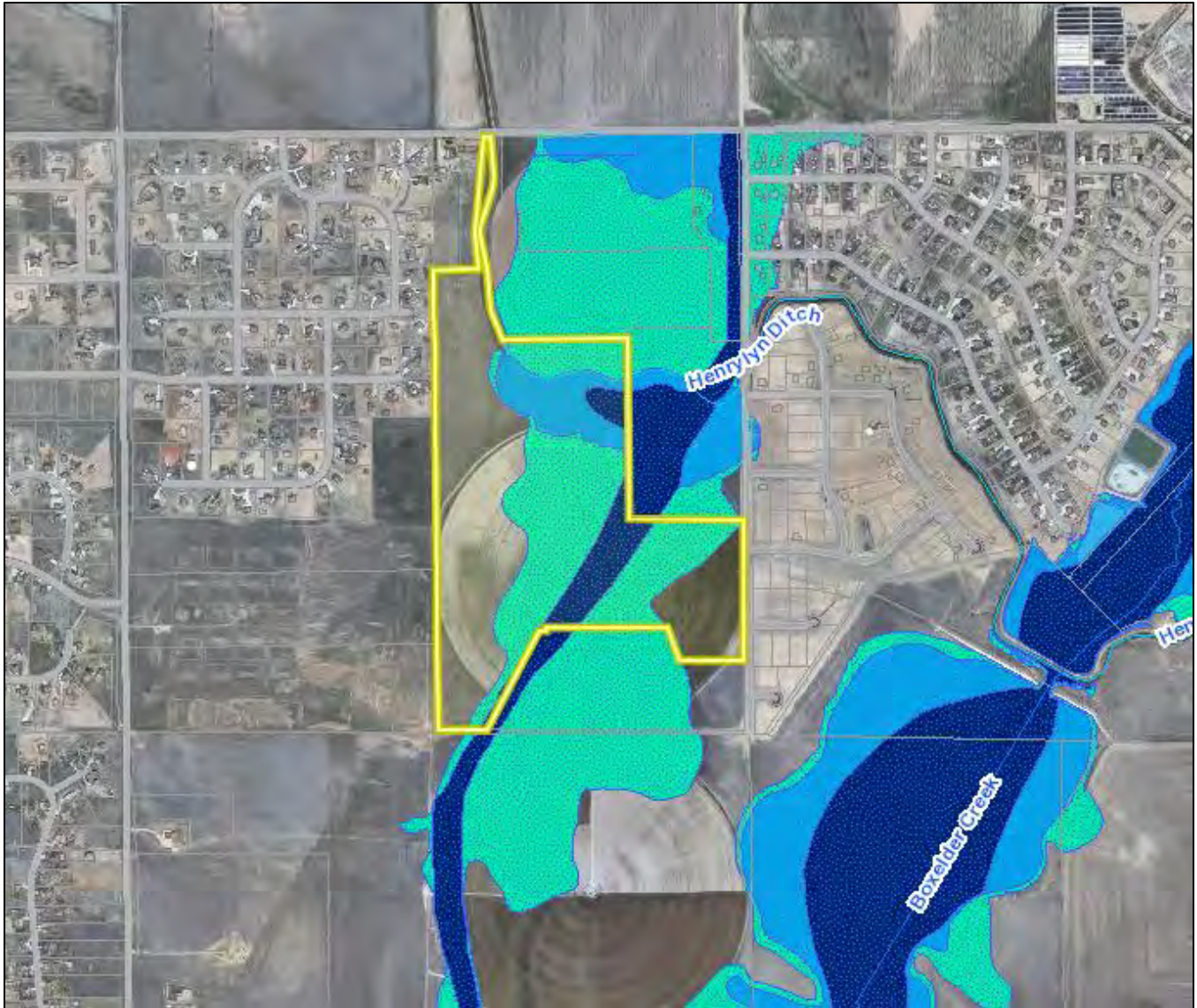
Land Size, Shape, Dimensions, Frontage and Depth

The subject larger parcel is irregular in shape. The shape of the parcel can be seen in the copy of the assessor's map shown below. The estimated land area of this larger parcel is 6,049,343 square feet, or 138.8738 acres.



FEMA Flood Hazard Map Showing Subject Larger Parcel

As shown, the central portion of the property is designated as floodway and areas east and west of the floodway are designated as either Zone X (Future Conditions 1% Annual Chance Flood Hazard) or Zone AE. Adams County provides an on-line map showing the assessor's map with the flood plain overlay, as shown below. (Special Flood Hazard Areas – Without Base Flood Elevation).



Thus, a significant portion of the property is encumbered by flood plain. Using the Adams County online measuring tools, it was determined that approximately 8.89 acres are located in the floodway. This represents 6.4% of the larger parcel. Approximately 70.69 acres of the property are encumbered by some type of flood plain, including the floodway area, which equates to approximately 51% of the larger parcel.

Soil, Subsoil and Water Conditions

The subject larger parcel is mostly vacant with only the southwest portion containing a building improvement. Other properties in the area are improved with a variety of structures. The subject appears to have typical soil conditions for the area.

Easements, Encroachments, and Restrictive Covenants

The appraiser was provided with a copy of a title commitment regarding the subject property. Oil and gas leases were noted in the title commitment as well as agreements regarding water rights. Typical utility easements are assumed. Absent a survey, it is difficult to identify the exact location of any easements **and none are shown on the subject larger parcel on Kremer's Turf Farm Exemption survey, a copy of which is included in the exhibit section of this report.**

Utilities

Utilities to the property include

Water	None
Sanitary Sewer	None
Electricity	Available at site
Telephone	CenturyLink
Cable	Unknown

Land/Site Improvements

The subject property is a mostly vacant land parcel that is irregular in shape and which has some utilities to the parcel. It is improved with a metal barn structure in the southeast quadrant of the parcel.

Functional Adequacy of the Land/Site

The larger parcel is irregular in shape and it is of adequate size for development of many of the legal uses by right. It is gently sloping and it has frontage on two county roads. Some utilities are to the site and there are no known unusual easements present on the parcel that significantly inhibit the physical development potential. However, the presence of flood plain limits the developable area of the parcel in its as is condition.

Adjacent and Surrounding Land Uses and Development

To the east and west are low density residential subdivisions that have been built up with single family homes. Unlike the subject, these developments are serviced by the Greatrock North Water and Sanitation District. To the south is irrigated agricultural land. To the north is agricultural land in Weld County.

Anticipated Public or Private Improvements

Other than the subject project, which necessitates this appraisal and estimate of just compensation, there are no other known or anticipated public improvement projects that would affect the subject property or the immediate neighborhood.

Nuisances and Hazards

Other than the presence of flood plain, there are no known nuisances or hazards that directly impact the subject property.

Potential Environmental Hazards

I have not been provided with an environmental report on the subject property. There were no environmental hazards apparent at the time of the inspection or reported by the owner's representative.

Owner Improvements Data

Owner Buildings/Structures

A metal barn structure that appears to be relatively new is located in the southeast quadrant of the property. It is accessible from Hudson Road via a gravel driveway. Adams County does not reflect this building in its record yet.

Owner Fixtures

None

Owner Trade Fixtures

None

Owner Site Improvements

Owner site improvements include some perimeter barbed wire fencing.

Owner On-Premise Sign

None.

Tenant ImprovementsTenant Buildings/Structures

None

Tenant Fixtures

None.

Tenant Trade Fixtures

None.

Tenant On-Premise Sign

None.

Tenant Off-Premise Sign (billboard)

Not applicable

Zoning and Other Land Use Regulations

Intent, Permitted Uses, Conditional Uses, Uses by Review

As a property located in Adams County, the subject property is zoned A-3: Agricultural-3 District. The A-3 Zone District is intended to provide land primarily in holdings of at least thirty-five (35) acres for dryland or irrigated farming, pasturage, or other related food production uses. Principal agricultural uses include crop farming, nurseries, single family dwelling, group living facility, day care centers, places of worship, bed and breakfast establishments, and other uses. A variety of conditional uses are also permitted. Building setbacks vary from 10 to 120 feet. A copy of the Adams County A-3 zoning code is included in Exhibit A. A zoning map is provided below.



Zoning Map – Adams County

The subject is considered a legally conforming use within the A-3 zone district. The owner plans to apply for rezoning in Adams County for a residential development. While the owner provided a preliminary drawing of a planned residential subdivision on the property, the subject has not yet been rezoned or platted. The county planning department reports that there are no active applications for rezoning or platting as of this writing.

Use History

Based on the available information, the subject property has been used as a site supporting agricultural uses. It was reported that it was used as part of a sod farm at one time in the past.

Sales History

The subject larger parcel has been under the existing ownership for more than five years. Subject reportedly sold as part of a larger 279-acre property in November 2013 for \$556,100, or \$0.05/SF. Portions of this 279 acre property were sold in recent years, leaving the subject parcel of 138.8738 acres.

Listing/Contract History

According to the owner, the subject property is not listed for sale or lease.

Rental History

The owner did not report any lease of the property.

Assessed Value – Real Estate Taxes – Special Taxing Districts

The subject is assessed for real property taxes by Adams County under parcel number 0156702400004. The actual and assessed values and estimated real property taxes due for the parcel are detailed below.

2020 Values	Actual Value	Assessed Value
0156702400004	\$13,083	\$3,810
Total	\$13,083	\$3,810

Estimated real estate tax and the mill levy for the property are presented in tabular format below.

Total Assessed Value	Mill Levy	Estimated 2020 Tax Due in 2021
\$3,810	102.263	\$389.62

The 2020 taxes have been paid. There are no prior assessments due on the property.

Legal Entitlements and Stage of Development

The subject consists of a zoned land parcel with some utilities to the site and it is improved with one metal barn and some barbed wire perimeter and cross fencing.

Subject Property Photographs (Larger Parcel)



Looking west from Hudson Road across the larger parcel / 4-9-21/
Photo Taken By: David Kilty



Looking northeast across the larger parcel from a location near the west property boundary/
4-9-2021/Photo Taken By: David Kilty

PART 3 – ANALYSIS and VALUATION – LARGER PARCEL BEFORE TAKE

Highest and Best Use – Larger Parcel Before Take

Highest and best use is the most profitable and competitive use of a property. Colorado Jury Instructions - Civil 4th, 36:6 views highest and best use as follows:

“In determining the market value of the property actually taken (and the damages, if any, and benefits, if any, to the residue) you should consider the use, conditions and surroundings of the property as of the date of valuation.

In addition, you should consider the most advantageous use or uses to which the property might reasonably and lawfully be put in the future by persons of ordinary prudence and judgment. Such evidence may be considered, however, only insofar as it assists you in determining the reasonable market value of the property as of the date of valuation (or the damages, if any, or the **benefits, if any, to the residue**). **It may not be considered for the purposes of allowing any speculative damages or values.”**

The Appraisal Institute in The Dictionary of Real Estate Appraisal, Fifth Edition, Chicago, © 2010, p. 93, defines highest and best use as:

“The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity. Alternatively, the probable use of land or improved property – specific with respect to the user and the timing of that use – that is adequately supported and that results in the highest present value.”

First, in this analysis, the subject site is considered as if the subject ownership is vacant land or a vacant site or land that can be made vacant by demolishing any existing improvements. **Second, the site is considered as it is currently improved (“as is”) or as an improved property.**

Highest and Best Use as Though Vacant

Legal Permissibility

The subject parcel is zoned A-3 in Adams County for a variety of uses including agricultural and single family residential uses. The subject has been used as a site supporting agricultural uses. Other legal uses include nurseries, single family dwelling, group living facility, day care centers, places of worship, and bed and breakfast establishment. Other uses would require rezoning or conditional approvals. The minimum site area is 35 acres. Thus, the subject could be subdivided into at least three separate parcels if all other requirements are met such as a 600 foot lot width.

Physical Possibility

The subject larger parcel is a 138.8738-acre site that is irregular in shape with access from Hudson Road and East 168th Avenue. Electricity and telephone are to the site. Water and sewer services are in the area of the subject, but access to these service will require annexation into the Greatrock North Water and Sanitation District. Drainage is adequate. The soil conditions and topography appear to support various uses as evidenced by existing and surrounding development. There is no known evidence of any environmental constraints on the property. The shape and size of the site would allow many uses-by-right. The presence of flood plain and floodway limits the utility of the parcel such that building development could only be placed outside of the floodplain.

Financial Feasibility

The subject is located in a mixed-use agricultural and residential area. Agricultural uses with an accessory residential use are considered financially feasible at this time. An agricultural/single family use is considered reasonable and financially feasible for the parcel. Subdivision into three separate parcels of 35+ acres is more profitable than use of the total parcel for one single family residence. Other uses are possible. A low density residential development is considered speculative at this time as this type of use would require rezoning and potentially annexation into the Greatrock North Water and Sanitation District. But it would produce a greater return to the land than a simple subdivision into 35+ acre sites.

Maximum Productivity

The maximally profitable use of the subject property is to hold for future development with an interim agricultural use. This could change in the future if the owner is able to achieve more entitlements for the subject property. Rezoning to a low density use and subdivision into sites similar to those in adjacent subdivisions would be maximally productive.

Conclusion of Highest and Best Use

After considering the current zoning of the subject property and the existing uses in the area, the highest and best use of the subject as though vacant, is for rezoning and platting for a low density residential use, with an interim agricultural use. Rezoning and platting is considered speculative at this point in time, but it does comply with the Adams County future land use plan. The timing of this use is estimated to be two to three years.

Highest and Best Use as Improved

Legal Permissibility

As improved, the legally permissible uses are the same as in the as though vacant scenario.

Physical Possibility

The same physically permissible uses are possible. However, the building and site improvements are in place.

Financial Feasibility

The same uses are financially feasible, but the property does benefit from the existing improvements. The existing improvements are not known to contribute significantly to the total property value. Continued use as an agricultural parcel with associated agricultural improvements is considered a financially feasible use. The same financially feasible uses as though vacant apply in this case.

Maximum Productivity

The maximally profitable use of the subject property is to hold for future development with an interim agricultural use. This could change in the future if the owner is able to achieve more entitlements for the subject property. Rezoning to a low density use and subdivision into sites similar to those in adjacent subdivisions would be maximally productive.

Conclusion of Highest and Best Use

After considering the current zoning of the subject property and the existing uses in the area, the highest and best use of the subject as though vacant, is for rezoning and platting for a low density residential use, with an interim agricultural use. Rezoning and platting is considered speculative at this point in time, but it does comply with the Adams County future land use plan. The timing of this use is estimated to be two to three years.

Appraisal Valuation Methodology

The three accepted approaches to estimate the Reasonable Market Value of the real estate are the Cost Approach, Sales Comparison Approach, and Income Capitalization Approach. In some cases, one or more of the approaches are deemed unreliable or insupportable and, consequently, are not used.

In the case of the property being appraised, the appraiser will utilize the Sales Comparison Approach in the valuation of the subject land parcel. The Cost Approach and Income Capitalization Approach are usually not applicable when valuing a vacant land parcel.

Land/Site Valuation – Larger Parcel Before Take

I have gathered, verified and analyzed numerous land sales in the subject's general area and competitive areas. The subject is a zoned land parcel with an interior configuration. It is valued in its "as-is" condition.

I have estimated the value of the larger land parcel before the take based on the highest and best use. The highest and best use, as though vacant, is for agricultural use.

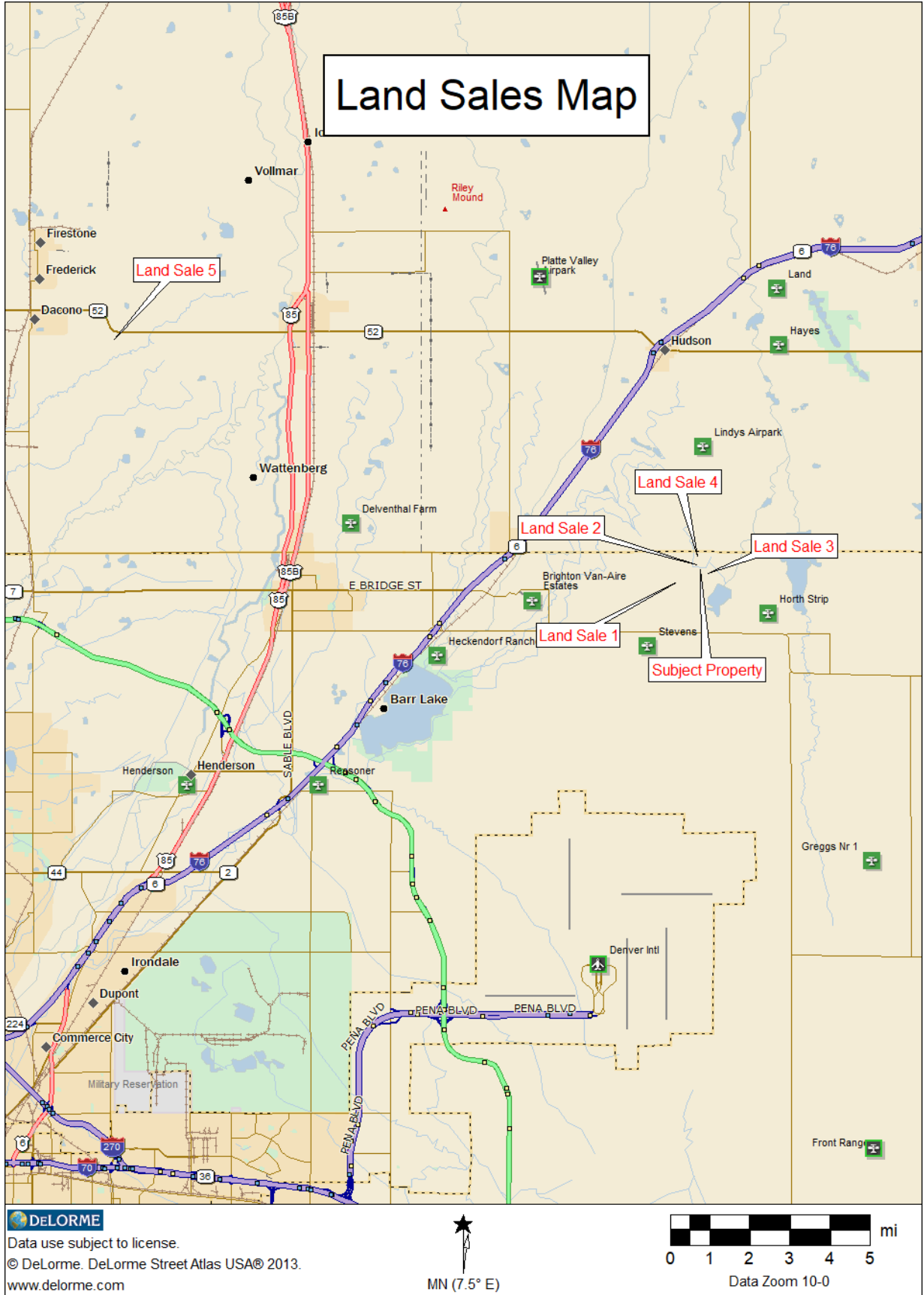
I have gathered and analyzed land sales throughout the market area. Data for over ten land sales was compiled and researched. A search for comparable sales in the area of the subject was performed and reasonably adequate land sales were available for analysis. Five sales were selected for direct comparison with the subject. The sales bracket the subject by size, ranging from 35.003 acres to 156.96 acres. The sale prices range from \$225,000 to \$1,000,000, or \$0.15 to \$0.19 per square foot.

Land Sale Summary Table

The five sales are summarized as follows:

Sale No.	Sale Date	Location	Price	Land Area Acres	Land Area Sq. Ft.	Price/Acre	Price/Sq. Ft.
1	May-19	E/S Hayesmount Rd., S of E. 163rd Pl.	\$ 975,000	120.467	5,247,543	\$8,094	\$0.19
2	Jan-19	30650 East 168th Avenue	\$ 227,500	35.028	1,525,837	\$6,495	\$0.15
3	Mar-19	16301 Hudson Road	\$ 234,900	35.003	1,524,731	\$6,711	\$0.15
4	Dec-18	30800 East 168th Avenue	\$ 225,000	35.029	1,525,841	\$6,423	\$0.15
5	Jul-20	8316 Highway 52	\$1,000,000	156.960	6,837,178	\$6,371	\$0.15
Sub.	Apr-21	16201 Hudson Road	\$1,088,882	138.874	6,049,343	\$7,841	\$0.18

The location of the land sales with respect to the subject property is shown on the map on the following page. This is followed by detailed information regarding each comparable sale.



Land Sale No. 1



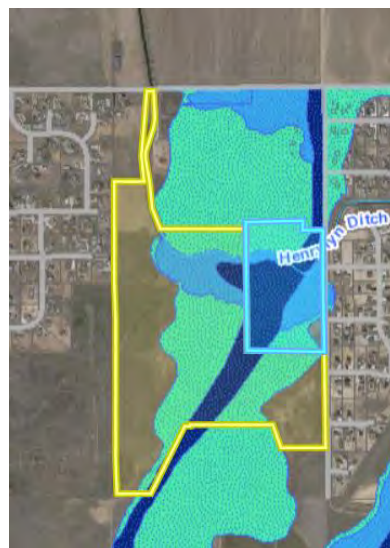
View:	Looking southeast from Hayesmount Road at the sale parcel		
Date Inspected/Photo by:	April 9, 2021 / Photo by David M. Kilty		
Location/Address:	E/S Hayesmount Road, south of East 163 rd Place		
Tax Schedule No.:	0156700000282		
Legal Description:	Metes and bounds		
Grantor:	Homestead Heights, LLC		
Grantee:	Country Club Ranchettes, LLC		
Sale Confirmed with/Date:	Buyer's representative		
Appraiser Confirming:	David M. Kilty		
Recordation/Sale Deed:	Special Warranty Deed Recorded at Reception No. 2019000041717		
Property Rights Conveyed:	Fee Simple		
Conditions of Sale:	Arm's-length		
Financing Source and Terms:	N/A	Date of Sale:	May 29, 2019, Under Contract 5-2017
Post Sale Expense:	None	Selling Price:	\$975,000
Project Influence:	None	Unit Price:	\$8,094 / Acre, \$0.19/SF
Physical Characteristics – Legal Aspects			
Land Area:	120.467 Acres, 5,247,543 SF	Access:	Hayesmount Road
Shape:	Irregular	Utilities:	Electricity, Telephone, Water
Topography:	Gently sloping	Zoning:	R-E
Drainage/Flood Plain:	Adequate drainage/None	Platted:	No, at time of sale
		Stage of Development:	Vacant land parcel assemblage
Use at time of sale:	Vacant land.		
Highest and Best Use:	Residential development		
Remarks:	Assemblage of 2 adjacent parcels that also border subject on the west. Located in Greatrock North Water and Sanitation District. Parcels were subsequently platted for residential development. Parcels are not impacted by floodplain.		

Land Sale No. 2



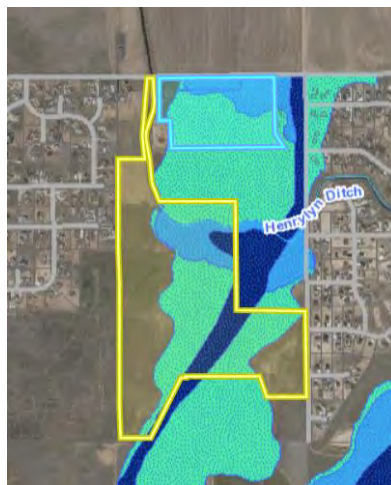
View:	Looking west from Hudson Road at the sale parcel		
Date Inspected/Photo by:	April 9, 2021 / Photo by David M. Kilty		
Location/Address:	30650 East 168 th Avenue		
Tax Schedule No.:	0156702100005		
Legal Description:	Metes and bounds		
Grantor:	Premier Community Developments, Ltd.		
Grantee:	Santiago Cano Arzola and Areseli Linn		
Sale Confirmed with/Date:	Seller's representative		
Appraiser Confirming:	David M. Kilty		
Recordation/Sale Deed:	Special Warranty Deed Recorded at Reception No. 2019000007129		
Property Rights Conveyed:	Fee Simple		
Conditions of Sale:	Arm's-length		
Financing Source and Terms:	N/A	Date of Sale:	January 29, 2019
Post Sale Expense:	None	Selling Price:	\$227,500
Project Influence:	None	Unit Price:	\$6,495/Acre, \$0.15/SF
Physical Characteristics – Legal Aspects			
Land Area:	35.028 Acres, 1,525,837 SF	Access:	East 168 th Avenue
Shape:	Slightly Irregular	Utilities:	Electricity, Telephone
Topography:	Gently sloping	Zoning:	A-3
Drainage/Flood Plain:	Average/Located in Flood Hazard area	Platted:	No
		Stage of Development:	Vacant land parcel
Use at time of sale:	Vacant land		
Highest and Best Use:	Land parcel suitable for single family development with accessory agricultural use.		
Remarks:	Land parcel adjacent to the subject. Impacted with flood plain like the subject parcel. Subsequently developed with a single family residence located in the western portion of the parcel.		

Land Sale No. 3



View:	Looking northwest from Hudson Road at the sale parcel		
Date Inspected/Photo by:	April 9, 2021 / Photo by David M. Kilty		
Location/Address:	16301 Hudson Road		
Tax Schedule No.:	0156702400003		
Legal Description:	Metes and Bounds		
Grantor:	Premier Community Developments, Ltd.		
Grantee:	Juliana Enriquez and Edwin Estrada Enriquez		
Sale Confirmed with/Date:	Seller's representative		
Appraiser Confirming:	David M. Kilty		
Recordation/Sale Deed:	Special Warranty Deed Recorded and Reservation of Easements Agreement at Reception No. 2019000021981		
Property Rights Conveyed:	Fee Simple		
Conditions of Sale:	Arm's-length		
Financing Source and Terms:	None	Date of Sale:	March 25, 2019
Post-Sale Expense:	None	Selling Price:	\$234,900
Project Influence:	None	Unit Price:	\$6,711 / Acre, \$0.15/SF
Physical Characteristics – Legal Aspects			
Land Area:	35.003 Acres, 1,524,731 SF	Access:	Hudson Road
Shape:	Irregular	Utilities:	Electricity and telephone
Topography:	Gently sloping	Zoning:	A-3
Drainage/Flood Plain:	Average/Impacted by flood plain and floodway	Platted:	No
		Stage of Development:	Vacant land parcel
Use at time of sale:	Vacant land parcel		
Highest and Best Use:	Land parcel suitable for single family development with accessory agricultural use.		
Remarks:	Rectangular site adjacent to the subject and impacted by similar flood plain. Property sold with an easement agreement for a well and access to the well. Buyer subsequently constructed a single family home on the property.		

Land Sale No. 4



View:	Looking southwest from East 168 th Avenue at the sale parcel		
Date Inspected/Photo by:	April 9, 2021 / Photo by David M. Kilty		
Location/Address:	30800 East 168 th Avenue		
Tax Schedule No.:	0156702100003		
Legal Description:	Metes and bounds		
Grantor:	Premier Community Developments, Ltd.		
Grantee:	Jorge Humberto Ramos Saenz and Elsa Raquel Grado Miramontes		
Sale Confirmed with/Date:	Seller's representative		
Appraiser Confirming:	David M. Kilty		
Recordation/Sale Deed:	Special Warranty Deed Recorded at Reception No. 20180000100512		
Property Rights Conveyed:	Fee Simple		
Conditions of Sale:	Arm's-length		
Financing Source and Terms:	None	Date of Sale:	December 14, 2018
Post-Sale Expense:	None	Selling Price:	\$225,000
Project Influence:	None	Unit Price:	\$6,423 / Acre, \$0.15/SF
Physical Characteristics – Legal Aspects			
Land Area:	35.029 acres, or 1,525,841 SF	Access:	East 168 th Avenue
Shape:	Irregular	Utilities:	Electricity & Telephone
Topography:	Gently sloping	Zoning:	A-3
Drainage/Flood Plain:	Adequate drainage/ Impacted by flood plain	Platted:	No, recorded exemption only
		Stage of Development:	Vacant land parcel
Use at time of sale:	Vacant land.		
Highest and Best Use:	Land parcel suitable for single family development with accessory agricultural use.		
Remarks:	Slightly irregular site north of the subject and impacted by similar flood plain.		

Land Sale No. 5



View:	Looking southwest from WCR 12 1/2 at the sale parcel		
Date Inspected/Photo by:	April 9, 2021 / Photo by David M. Kilty		
Location/Address:	8316 Highway 52		
Tax Schedule No.:	146904300004		
Legal Description:	Metes and bounds		
Grantor:	Carbon Valley Ag, LLC		
Grantee:	8316, LLC		
Sale Confirmed with/Date:	Buyer's representative		
Appraiser Confirming:	David M. Kilty		
Recordation/Sale Deed:	Special Warranty Deed Recorded at Reception No. 4611439, Weld County Records		
Property Rights Conveyed:	Fee Simple		
Conditions of Sale:	Arm's-length		
Financing Source and Terms:	None	Date of Sale:	July 22, 2020
Post-Sale Expense:	None	Selling Price:	\$1,000,000
Project Influence:	None	Unit Price:	\$6,371 / Acre, \$0.15/SF
Physical Characteristics – Legal Aspects			
Land Area:	159.96 acres, or 6,837,178 SF	Access:	WCR 12 1/2 and WCR 17
Shape:	Irregular	Utilities:	Electricity & Telephone
Topography:	Gently sloping	Zoning:	A-3
Drainage/Flood Plain:	Adequate drainage/ SEC impacted by flood plain	Platted:	No
		Stage of Development:	Mostly vacant land parcel
Use at time of sale:	Land parcel with older improvements with no significant contributory value .		
Highest and Best Use:	Hold for future development with interim agricultural use		
Remarks:	Rectangular site with good access. Residential improvements on parcel at time of sale had minimal contributory value.		

Based on the available information, the subject larger parcel consists of 6,049,343 square feet, or 138.8738 acres.

In order to obtain a value of the subject site from the comparable sales, adjustments must be made for differing characteristics. These characteristics include property rights conveyed, financing, conditions of sale, date of sale, location, size and topography, views, road frontage and access, other factors such as on-site improvements or utilities and zoning and highest and best use. The contributory value of existing improvements and paid tap fees, if any, is also considered.

When adequate market data is available, *quantitative* adjustments are abstracted from paired sales analysis or other market observations and applied in the adjustment process. Data used for the paired sales analysis included both the sales data presented in this report as well as other data researched from the larger market. However, the conclusion reached in analyzing market data for adjustments is, in many cases, inconclusive. This is of paramount consideration when sales must be analyzed that are different from the subject due to the specific location of the subject. In these cases, the appraiser reached a subjective conclusion of the necessary adjustments. The magnitude of an individual adjustment is secondary to the reasoning for the adjustment.

Property Rights Conveyed, Financing and Conditions of Sale

My research into each sale revealed that all involved the transfer of the fee simple interest with cash to seller or typical market financing. All of the sales involved buyers and sellers with typical motivation.

Date of Sale

The five sales occurred at dates ranging from December 2018 to July 2020. Data regarding sale price trends for development land parcels is very limited, due in part to limited market activity over this time period. An adjustment for market conditions (time) may be required to reflect current market conditions. The market has been improving in recent years and prices and values increased with demand. Sales of improved residential properties have increased in 2019 and 2020 at annual rates ranging from approximately 2% to 5%. The market demonstrated a spike in prices in early 2021, ranging from 10% to 15% in the first 4 to 5 months of the year. This data is presented again below for the reader's reference.

Adams County Single Family Price Trends									
Year-To Date	No. of Sales	Median Price	Annual % Change	Avg. Price	Annual % Change	Avg. SF	Avg. \$ Per SF	Annual % Change	Avg. Days On Market
2018	5000+	\$360,000	N/A	\$377,315	N/A	1,683	\$235	N/A	26
2019	5000+	\$368,000	2%	\$386,922	3%	1,695	\$240	2%	37
2020	5000+	\$385,500	5%	\$407,060	5%	1,715	\$250	4%	36
5-2021	3014	\$430,000	12%	\$449,549	10%	1,666	\$290	16%	16

Also, the land parcel market was researched for sales and resales of the same parcel in recent years. Limited data was identified, and it is summarized in the following tabulation.

Paired Sales Analysis				
Market Conditions Adjustment (Date of Sale)				
Sale	Date of Sale	Sale Price	Change	Change/Month
I-70 & Kiowa-Bennett Rd.	Apr-20	\$ 750,000		
Resale	Apr-21	\$ 1,150,000	53%	4.4%
I-76 - The Village	Jul-18	\$ 427,462		
Resale	Jul-18	\$ 464,360	9%	8.6%

Based on the available data, as well as the paired sales of a land parcels detailed above, it was concluded that the market for acreage parcels has been improving at a minimum rate of approximately 1/2% per month in recent years, or approximately 6% per year on average from 2018 through 2020. Demand levels in 2021 have spiked upward and the market supports a higher rate of appreciation, concluded at

3% per month from January through April 2021. Any significant date of sale difference was considered again in the reconciliation of adjusted sales.

Location is of significant importance to the value of a land parcel. Sales 1 through 4 are in close proximity to the subject and they are subject to the same locational influences as the subject. Sale 5 has an inferior location in unincorporated Weld County, for which an upward adjustment was applied.

Size is also a consideration. The subject is 138+ acres and the comparable sales range in size from approximately 35 to 157 acres. Thus, the subject property is bracketed by the comparable sale properties. In this market, it has been observed that larger parcels typically command a lower unit price than smaller parcels, all other factors remaining equal. Sales 2, 3 and 4 are significantly smaller than the subject and they were adjusted downward as indicated by the market.

Shape, Topography and Functional Utility The subject has gently sloping topography, it is irregular in shape and it is impacted by flood plain and floodway. Sales 2, 3 and 4 are reasonably similar and are impacted by flood plain like the subject. These sales do not require adjustment. Sale 1 is not located in a floodplain and it was adjusted downward for this factor. The southeast corner of the Sale 5 is impacted by flood plain, but it is not as significantly impacted as the subject. Therefore, it was adjusted downward for superior functional utility by comparison with the subject.

Views can be a factor that can influence price and value. The subject fronts two county roads and it affords views of the immediate area. All of the sales are considered reasonably similar.

Access can be an issue that affects price and value in the land parcel market. The subject parcel is accessible from two county roads. The sales have similar access and none require adjustment for this factor.

Water, Sewer and Other Factors

The subject is valued as though vacant. While the subject is located in proximity to water lines for the Greatrock North Water and Sanitation District, it is not located in the district and it does not have access to these services. Sale 1 was located in the district at the time of sale and it was adjusted downward for this factor.

Zoning and/or Legally Permissible Land Uses/Entitlements have an influence on land prices in this market. The subject has agricultural zoning, allowing for agricultural and residential uses. Sales 2, 3, 4 and 5 have similar zoning. No adjustment is required for this factor of comparison. Sale 1 has R-E zoning which allows for superior density development. A downward adjustment was applied for this factor.

Highest and Best Use/Current Use is the final factor of comparison considered in the adjustment process. The sales were selected based on having a reasonably similar highest and best use. The sales all have a similar, or reasonably similar, highest and best use to that which was concluded for the subject. In the case of Sale 1, the difference in highest and best use was considered in the adjustment for zoning and utilities availability.

After adjustment the sales developed value indications for the subject parcel ranging from \$0.18 to \$0.19 per square foot. An adjustment grid summarizing the adjustment process is included on the following page.

Summary of Adjustments to Land Sales Premier Community Developments, LLC							
April 2021							
	SALE NO.:	Subject	1	2	3	4	5
	UNADJUSTED PRICE:		\$975,000	\$227,500	\$234,900	\$225,000	\$1,000,000
	ACRES:	138.874	120.467	35.028	35.003	35.029	156.960
	SQ.FT.:	6,049,343	5,247,543	1,525,837	1,524,731	1,525,841	6,837,178
	UNADJ. \$/SQFT:		\$0.19	\$0.15	\$0.15	\$0.15	\$0.15
	DATE OF SALE:	Apr-21	May-19	Jan-19	Mar-19	Dec-18	Jul-20
ELEMENTS OF COMPARISON							
1. Property rights conveyed	Fee Simple		0%	0%	0%	0%	0%
2. Financing	Cash to Seller		0%	0%	0%	0%	0%
3. Conditions of sale	Typical		0%	0%	0%	0%	0%
Adjusted Selling Price			\$975,000	\$227,500	\$234,900	\$225,000	\$1,000,000
4. Date of sale 2018-2020			21.50%	11.50%	10.50%	12.50%	2.50%
Adjusted Selling Price			\$1,184,625	\$253,663	\$259,565	\$253,125	\$1,025,000
4. Date of sale - 2021			12.00%	12.00%	12.00%	12.00%	12.00%
Adjusted Selling Price			\$1,326,780	\$284,102	\$290,712	\$283,500	\$1,148,000
5. LESS CONTRIBUTORY VALUE OF ON-SITE IMPROVEMENTS:			\$0	\$0	\$0	\$0	\$0
Adjusted Selling Price			\$1,326,780	\$284,102	\$290,712	\$283,500	\$1,148,000
	ADJ. \$		\$0.25	\$0.19	\$0.19	\$0.19	\$0.17
6. Location	Adams County		Similar	Similar	Similar	Similar	Inferior
			0%	0%	0%	0%	15%
7. Physical characteristics							
Size	138.874 Acres		120.467	35.028	35.003	35.029	156.960
			0%	-5%	-5%	-5%	0%
Shape, Topography, Functional Utility	Irregular/gently sloping/ Flood plain		Superior	Similar-Flood	Similar-Flood	Similar-Flood	Superior
			-5%	0%	0%	0%	-5%
Views	Area/Average		Similar	Similar	Similar	Similar	Similar
			0%	0%	0%	0%	0%
Access	Hudson Road & E 168th Ave.		Similar	Similar	Similar	Similar	Similar
			0%	0%	0%	0%	0%
Water, Sewer and Other Factors	Elec, Telephone		Superior	Similar	Similar	Similar	Similar
			-15%	0%	0%	0%	0%
8. Other factors							
Zoning/Legally Permissible Land Uses/Entitlements	A3: Agricultural		R-E	A-3	A-3	A-3	A-3
			-5%	0%	0%	0%	0%
Highest and Best Use/Current Use	Agricultural, Rural Res.		Similar	Similar	Similar	Similar	Similar
			0%	0%	0%	0%	0%
Net Adjustment:			-25%	-5%	-5%	-5%	10%
Indication for Subject:			\$0.19	\$0.18	\$0.18	\$0.18	\$0.18
Adjustments: Inferior = Adjusted Upward Superior = Adjusted Downward							

Summary – Land Value

After adjustments, the five comparable sales developed a close range of value indications. Most weight was given to Sales 1, 2, 3 and 4, but all sales were given some consideration. After considering all of this market evidence, and considering its location, access and location, it is my opinion that the market value of the subject parcel is \$0.18 per square foot. This equates to a total value as follows.

$$6,049,343 \text{ SF} \times \$0.18/\text{SF} = \$1,088,882$$

Land Value: \$1,088,882
This equates to \$0.18/SF

Owner Improvements Data

Description of Owner Improvements. None

Larger Parcel Value Before Take

Larger Parcel Value Before Take		Total Value
Land/Site Value		\$1,088,882
Improvements Contributory Value –		\$0
Total Larger Parcel Value Before Take		\$1,088,882

PART 4 – FACTUAL DATA – PART TAKEN

Identification of the Part Taken

The proposed taking includes one permanent easement taking located in the southeast portion of the subject larger parcel. The legal description for the proposed taking can be found in the Addendum section of this report.

Survey of Proposed Taking

A survey of the proposed taking is presented below.



Easement Exhibit

Property Data – Part Taken

Land/Site Data

20-Foot Utility Easement: This is a permanent easement taking of a parcel that is of an irregular shape, comprising a strip of land in the southeast portion of the larger parcel, which extends west from Hudson Road, and eventually turns southwest until it connect with the southerly border of the larger parcel. It will be acquired from the larger parcel for construction and maintenance of a water pipeline. This easement encumbers a land area of 27,159 square feet.

Owner Improvements Data

Description of Owner Improvements. None. Any fencing improvements will be replaced or repaired by the Project

Owner On-Premise Sign(s). Not applicable

Tenant Improvements Data

Not Applicable

Partial Takings Photographs



Looking west from Hudson Road along the alignment of the proposed 20-foot utility easement / David Kilty/4-9-2021

PART 5 – ANALYSIS and VALUATION – PART TAKEN

Value of Part Taken as Part of Larger Parcel

The Greatrock North Water and Sanitation District is taking a permanent easement interest in one portion of the larger parcel. There are no significant owner site improvements in the take area that have a contributory value, and any affected improvements will be restored, repaired or replaced by the project. The remainder includes a land parcel with building and site improvements that are not affected by the take.

Land/Site Value of Part Taken

20-Foot Utility Easement. This parcel consists of 27,159 square feet of land, or 0.623 acre. It will be acquired from the larger parcel for the construction of an evaporation pond and related improvements for wastewater treatment to benefit properties within its service area. The fee value of the land parcel was estimated previously in this report at \$0.18 per square foot. As a permanent easement, only a portion of the property rights are being acquired. The easement will be used for construction and maintenance of a pipeline. The easement is concluded to represent 80% of the fee simple interest. The indicated value of the 20-foot utility easement is estimated as follows:

$$27,159 \text{ sq.ft.} \times \$0.18/\text{sq.ft.} \times 80\% = \$3,911$$

Owner Improvements Contributory Value of Part Taken

Owner Improvements. Not applicable.

Owner On-Premise Sign(s). Not applicable.

Tenant Improvements Contributory Value of Part Taken

Not Applicable

Summary of Value of Part Taken

The value of the part taken as part of the larger parcel appraised is summarized as follows:

Value of Part Taken					
Land/Site Takings					
Parcel No.	Area SF	\$ Unit Value		Value	Total Value
				\$	
				\$	
Total Land/Site Value of Part Taken					\$
Easement Takings					
Parcel No.	Area SF (or other Unit)	\$ Unit Value	% of Fee	Value	Total Value
20' Utility Easement	27,159	\$0.18	80%	\$3,911	
				\$	
				\$	
Total Easement Value of Part Taken					\$3,911
Owner Improvement Takings (Contributory Value)					
Description of Improvements (buildings, structures, etc.)				Contributory Value	Total Value
				\$	
				\$	
Total Owner Improvements Contributory Value of Part Taken					\$
Tenant Improvement Takings (Contributory Value)					
Description of Improvements (buildings, structures, etc.)				Contributory Value	Total Value
				\$	
				\$	
Total Tenant Improvements Contributory Value of Part Taken					\$
Total Value of Part Taken					\$3,911

PART 6 – RESIDUE VALUE BEFORE TAKE

The residue value before take is a mathematical step that is simply the value of the larger parcel minus the value of the part taken, including fee takings, easements and improvements, but excluding any temporary easements. The calculation is shown below:

Residue Value Before Take		
Larger Parcel Value Before Take	\$1,088,882	
<Less> Value of Part Taken (Land + Easements + Improvements)	(\$3,911)	
Total Residue Value Before Take		\$1,084,971

PART 7 – FACTUAL DATA – RESIDUE AFTER TAKE

Neighborhood Description – Project Influences

Upon completion of the project, the neighborhood will remain mostly unchanged. The proposed pipeline will not provide service to the subject property, but it will provide service to properties to the east of the subject.

Property Description – Residue After Take

Land/Site Data

The subject site area is not changed after the take. The remainder parcel will be encumbered by a 20-foot wide easement for a water pipeline. The subject will not have access to service from this line as it is not located in the Greatrock North Water and Sanitation District.

Owner Improvements Data

Not affected.

Assessed Value – Real Estate Taxes – Special Taxing Districts

The assessed value and real estate tax load are expected to remain the same in the after condition.

Zoning and Other Land Use Regulations

The zoning of the property remains the same as in the before condition and the take does not change the manner in which the zoning code is applied to the subject property in the after condition.

PART 8 – ANALYSIS and VALUATION – RESIDUE AFTER TAKE

Highest and Best Use – Residue After Take

Highest and Best Use as Though Vacant

The highest and best use of the subject property, **“after” the taking(s), remains the same as in the “before” condition. The legally permissible uses remain the same. The same physically possible uses exist after the taking(s). The financially feasible uses and maximally productive uses also remain the same. In conclusion, the highest and best use of the residue, “after” the taking, remains the same as in the “before” condition.**

Highest and Best Use as Improved

The owner improvements on the remainder parcel in the after condition are not affected by the take. Therefore, the highest and best use as improved is the same as in the “before” condition.

Conclusion of Highest and Best Use – Residue After Take

After considering the current zoning of the subject property and the existing uses in the area, the highest and best use of the subject as though vacant, is for agricultural use until development with a more intensive use is legally permissible and supported by the market.

Land/Site Valuation – Residue After Take

Land/Site Value

The residue will not change in the “after” condition. The residue will have similar utility and the same highest and best use compared with the residue “before” the taking. The zoning of the parcel does not change. All other physical features, such as availability of utilities, the physical location of the residue, and etc., are the same in the “before” and “after” conditions.

Based on my analysis of the residue “after” the taking, I conclude the proposed taking will not effect on the residue “after” the taking. The estimated unit value for the subject in the after condition remains the same.

Unencumbered Land Area:	6,022,184 sq. ft. x \$0.18/sq. ft. x 100% =	\$1,083,993
Encumbered Land Area:	27,159 sq. ft. x \$0.18/sq. ft. x 20% =	\$ 978
		\$1,084,971

Conclude: \$1,084,971

Residue Value After Take

Residue Value After Take			
Unencumbered Land Area:	6,022,184 sq. ft. x \$0.18/sq. ft. x 100% =	\$1,083,993	\$1,083,993
Encumbered Land Area:	27,159 sq. ft. x \$0.18/sq. ft. x 20% =	\$ 978	\$978
Total Residue Value After Take			\$1,084,971

PART 9 – ANALYSIS of DAMAGES and/or BENEFITS

Indicated Damages or Benefits – Residue After Take

To begin the analysis of damages, the residue value before take is compared with the residue value after take in an uncured condition. Indicated damages to the residue after the take are:

Indicated Damages or Benefits to Residue After Take		
Residue Value Before Take	\$1,084,971	
<Less> Residue Value After Take (As Is condition/uncured)	(\$1,084,971)	
= Total Indicated Damages to Residue After Take (\$-0- or more):		\$0
AND/OR		
= Total Indicated (Benefits to Residue After Take) (\$-0- or less):		(\$)

There is no damage to the residue.

Compensable Damages – Curable (Net Cost to Cure)

Incurable Compensable Damages – There is no damage to the residue.

Curable Compensable Damages –

Not applicable

Indicated Special Benefits – Residue After as Cured

Benefits are any increase in utility, highest and best use, or value of the residue, due to the project or the taking. Upon completion of the project, improvements will be made to the Greatrock North system. The immediate area will benefit from the presence of the proposed water line and other improvements. In the after condition, the subject will have a water line on the property, which could facilitate development of the subject property. However, the subject cannot have access to the water line until it is annexed into the Greatrock North Water and Sanitation District. The appraiser has completely analyzed the Project and the taking and can find no evidence of special benefits to the residue. However, the presence of the water line does represent a general benefit to the subject and surrounding properties.

PART 10 – TEMPORARY EASEMENT RENTAL VALUE

Temporary Easement Data

Not Applicable

Temporary Easement Rental Value

Not Applicable

Temporary Easement Rental Value Summary

Not Applicable

PART 11 – COMPENSATION SUMMARY

Explanation of Compensation

The compensation due to the property owner is summarized below. It includes the value of the land and improvements taken as well as damages to the residue.

Compensation Estimate Summary

Value of Part Taken		
Land/Site Value of Part Taken	\$	
Value of Permanent Easement Taken	\$3,911	
Owner Improvements Contributory Value of Part Taken	\$	
Total Value of Part Taken		\$3,911
Compensable Damages and/or Offsetting Special Benefits		
Total Compensable Damages (Residue Value After/As Is)	\$	
Total Offsetting Special Benefits (Residue As Is or As Cured) (enter Special Benefit due to project or to cure in [A] below)	(\$0)	
Benefits Offset Damages		
Compensable Damages/Curable/Net Cost to Cure		
Compensable Damages/Incurable (No Cost to Cure)	\$	
<Less> Offsetting Special Benefits resulting from project or from a cure (Special Benefits offset up to 100% of incurable damages)	[A] (\$0)	
= Net Compensable Damages/Incurable (+\$)		\$
	(\$)	
Benefits Offset Value of Part Taken		
Value of Part Taken x 0.50 (Offsetting Special Benefits Not to Exceed 50% of Value of Part Taken)	[B] \$0	
OR		
Net (Offsetting Special Benefits: Residue Value After/As Is or As Cured)	[C] (\$0)	
Net (Remaining Offsetting Special Benefit) = Lesser of [B] or [C] \$ as a whole number, enter here as (-\$) >>		(\$)
Total Rental Value of Temporary Easement		\$
Compensation Estimate (Rounded)		\$3,911

Certification of Appraiser

Parcel No.: Utility Easement
 Owner: Premier Community Developments, Ltd.

I certify that, to the best of my knowledge and belief:

- I have personally inspected the subject property appraised and I have also made a personal field inspection of the comparable sales relied upon in making my appraisal, examined sales instruments of record, and have confirmed the sales transactions with the buyer and/or seller unless otherwise noted. The photographs in this appraisal report reasonably represent the subject property, the property to be acquired, and comparable sales relied upon.
- any increase or decrease in the reasonable market value of the real property appraised caused by the project for which the property is to be acquired, or by the likelihood that the property would be acquired for the project, other than physical deterioration within the reasonable control of the owner, was disregarded in this appraisal (Colorado Jury Instructions - Civil 4th, 36:3; § 24-56-117(1)(c), C.R.S.; and 49 CFR § 24.103(b)). This is also known as the *Project Influence* rule and is a Jurisdictional Exception Rule to USPAP Standards Rule 1-4(f) and is only applicable to the reasonable market value of the larger parcel before take and the value of part taken.
- my analyses, opinions, and conclusions were developed, and this report has been prepared in conformity and consistent with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (Uniform Act); 49 CFR Part 24; 23 CFR Part 710; § 38-1-101 et. seq. C.R.S.; §24-56-101 et. seq. C.R.S.; FTA Circular 5010.1D rev.1CDOT Right of Way Manual Chapter 3, as may be revised; appropriate State laws, regulations, policies and procedures applicable to appraisal of right-of-way; and the Uniform Standards of Professional Appraisal Practice (USPAP). To the best of my knowledge no portion of the value assigned to the property consists of items which are non-compensable under established State law.
- statements of fact contained in this report are true and correct. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I understand this appraisal may be used in connection with the acquisition of right-of-way for the referenced project to be constructed by Greatrock North Water and Sanitation District.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- my engagement in this assignment was not contingent upon developing or reporting predetermined results.
- my compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- I have not revealed the findings and results of this appraisal to anyone other than the proper officials of City of Thornton, nor will I do so until required by due process of law or by having publicly testified as to the findings.
- I acknowledge that this appraisal report and all maps, data, summaries, charts and other exhibits collected or prepared under this agreement shall become the property of Greatrock North Water and Sanitation District without restriction or limitation on their use. I also acknowledge that this appraisal report will become a public record after settlement with the property owner or after the conclusion of legal proceedings.
- No others provided significant professional assistance in developing this appraisal report. The principal appraiser made confirmations of all sales.

- the use of this report is subject to the requirements of the Board of Real Estate Appraisers, State of Colorado, Department of Regulatory Agencies relating to review by its duly authorized representatives.
- The use of this report is subject to the requirements of the Appraisal Institute and the Appraisal Foundation relating to review by their duly authorized representatives.
- as of the date of this report, I, David M. Kilty, have completed the requirements of the continuing education program of the Board of Real Estate Appraisers, State of Colorado.
- As of the date of this report, David M. Kilty, MAI, SRA has completed the requirements of the continuing education program of the Appraisal Institute.
- The owner met with the appraiser at the time of the property inspection, which was held on April 9, 2021 and other subsequent dates.
- the effective date of appraisal and valuation is as of April 9, 2021. The date of the appraisal report is May 12, 2021.
- This appraisal is prepared in conformance with the Uniform Standards of Professional Appraisal Practice promulgated by the Appraisal Standards Board of the Appraisal Foundation. I have not performed a prior appraisal of the subject property, or any other professional service, within the three (3) year period immediately preceding acceptance of this appraisal assignment.

based upon my independent appraisal and the exercise of my professional judgment, my compensation estimate for the acquisition as of April 9, 2021, is \$3,911.



Kilty and Company
David M. Kilty, MAI, SRA, Principal Appraiser
Colorado Certified General Appraiser #CG01313930

PART 12 – EXHIBITS and ADDENDA

Acronyms and Definitions

Following are certain acronyms and definitions of significant terms used in this appraisal report. Sources and authorities for the following definitions are shown as text-notes.

AC – acre

CDOT – Colorado Dept. of Transportation

RTD - Regional Transportation District

PSF or SF – per square foot; square foot

ROW or R.O.W. – Right of Way

Benefits (Specific Benefits) – **“...any benefits to the residue are to be measured by the increase, if any, in the reasonable market value of the residue due to the (construction) (improvement) of the (...proposed improvement). For anything to constitute a specific benefit, however, it must result directly in a benefit to the residue and be peculiar to it. Any benefits which may result to the residue but which are shared in common with the community at large are not to be considered.”** (CJI-Civ. 4th, 36:4)

Compensation – **“...ascertain the reasonable market value of the property actually taken and the amount of compensable damages, if any, and amount and value of any specific benefit, if any, to the residue of any land not taken.”** (CJI-Civ. 4th, 36:1)

“(a) For highway acquisition, the right to compensation and the amount thereof, including damages and benefits, if any, shall be determined as of the date the petitioner is authorized by agreement, stipulation, or court order to take possession or the date of trial or hearing to assess compensation, whichever is earlier, but any amount of compensation determined initially shall remain subject to adjustment for one year after the date of the initial determination to provide for additional damages or benefits not reasonably foreseeable at the time of the initial determination. (b) If an entire tract or parcel of property is condemned, the amount of compensation to be awarded is the reasonable market value of the said property on the date of valuation. (c) If only a portion of a tract or parcel of land is taken, the damages and special benefits, if any, to the residue of said property shall be determined. When determining damages and special benefits, the appraiser shall take into account a proper discount when the damages and special benefits are forecast beyond one year from the date of appraisal. (d) In determining the amount of compensation to be paid for such a partial taking, the compensation for the property taken and damages to the residue of said property shall be reduced by the amount of any special benefits which result from the improvement or project, but not to exceed fifty percent of the total amount of compensation to be paid for the property actually taken.” (§ 38-1-114(2), C.R.S.)

Damages – **“...Any damages are to be measured by the decrease, if any, in the reasonable market value of the residue, that is, the difference between the reasonable market value of the residue before the property actually taken is acquired and the reasonable market value of the residue after the property actually taken has been acquired. Any damages which may result to the residue from what is expected to be done on land other than the land actually taken from the respondent and any damages to the residue which are shared in common with the community at large are not to be considered.”** (CJI-Civ. 4th, 36:4)

Easement – **“An easement can generally be described as an interest in land of another entitling the owner of that interest to a limited use of the land in which it exists, or a right to preclude specified uses in the easement area by others. An easement is an interest less than the fee estate, with the landowner retaining full dominion over the realty subject only to the easement; the landowner may make any use of the realty that does not interfere with the easement holder’s reasonable use of the easement and is not specifically excluded by the terms of the easement.”** (Interagency Land Acquisition Conference, Uniform Appraisal Standards for Federal Land Acquisitions, Washington, D.C., 2000, p.63)

Fee Simple Estate (Title) – **“Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power and escheat.”** (Appraisal Institute, The Dictionary of Real Estate

Appraisal, Fifth Edition, Chicago, 2010, p. 78) Note: as an assignment condition all mineral rights are excepted from any fee simple property interest appraised in this report.

Larger Parcel – **“That tract, or those tracts, of land which possess a unity of ownership and have the same, or an integrated, highest and best use. Elements of consideration by the appraiser in making a determination in this regard are contiguity, or proximity, as it bears on the highest and best use of the property, unity of ownership, and unity of highest and best use.”** (Interagency Land Acquisition Conference, Uniform Appraisal Standards for Federal Land Acquisitions, Washington, D.C., 2000, p. 17)

Part Taken (Partial Taking) – **“The taking of part of any real property interest for public use under the power of eminent domain; requires the payment of compensation.”** (Appraisal Institute, The Dictionary of Real Estate Appraisal, Fifth Edition, Chicago, 2010, p. 143)

Residue (Remainder) – **“‘Residue’ means that portion of any property which is not taken but which belongs to the respondent, ..., and which has been used by, or is capable of being used by, the respondent, together with the property actually taken, as one economic unit.”** (CJI-Civ. 4th, 36:4)

Restoration Cost to Cure (Cost to Cure) – **“In certain circumstances, damage to the remainder may be cured by remedial action taken by the owner. The cost to cure, however, is a proper measure of damage only when it is no greater in amount than the decrease in the market value of the remainder if left as it stood. When the cost to cure is less than the severance damages if the cure were not undertaken, the cost to cure is the proper measure of damage, and the government is not obligated to pay in excess of that amount.”** (Interagency Land Acquisition Conference, Uniform Appraisal Standards for Federal Land Acquisitions, Washington, D.C., 2000, p. 51)

Slope Easement – **“A ‘slope easement’ is an easement reserved to the condemnor to use whatever portion of the property is needed to provide lateral support for a roadbed, and those surface rights to property which are not required for lateral support are retained by landowner for any usage which does not interfere with condemnor’s slope easement.”** (State Dept. of Highways v. Woolley, 696 P.2d 828, Colo. App. 1984)

Temporary Easement – **“An easement granted for a specific purpose and applicable for a specific time period. A construction easement, for example, is terminated after the construction of the improvement and the unencumbered fee interest in the land reverts to the owner.”** (Appraisal Institute, The Dictionary of Real Estate Appraisal, Fifth Edition, Chicago, 2010, p. 195)

Compensation due for a temporary easement is the reasonable rental value for the time the easement is used. (State Dept. of Highways v. Woolley, 696 P.2d 828, Colo. App. 1984)

Colorado 7-Step Partial Take Appraisal Process – Eminent Domain

The purpose of this appraisal is to develop a compensation estimate for the reasonable market value of the property actually taken; compensable damages, if any, to the residue after take; and special benefits, if any, to the residue after take. Referred to as the modified state before-and-after rule, steps to develop a compensation estimate for the acquisition of real property are:

1. Larger Parcel Value Before Take

The first step in the appraisal process is to develop the reasonable market value of the subject larger parcel had there been no taking or any effect on value due to the proposed transportation project. The Jurisdictional Exception Rule of USPAP applies to Standards Rule 1-4(f) in this step. In Standards Rule 1-4(f), anticipated public or private improvements must be analyzed for their effect on value as reflected in market actions. This is contrary to law for eminent domain appraisal. Jurisdictional exception authorities are Uniform Act, Title III, § 301(3); 49 CFR § 24.103(b); § 24-56-117(1)(c), C.R.S.; and CJI – Civ. 4th, 36:3.

“Any decrease or increase in the fair market value of real property prior to the date of valuation caused by the public improvement for which such property is acquired, or by the likelihood that the property would be acquired for such improvement, other than that due to physical deterioration within the reasonable control of the owner, shall be disregarded in determining the compensation for the property.” (§24-56-117(1)(c), C.R.S.)

2. Value of Part Taken (including easements acquired)

The second step involves the same USPAP Jurisdictional Exception Rule as in step 1. In this step, the reasonable market value of the land or property actually taken is developed. The value of land taken is based on its value as part of the whole or the larger parcel. Value of improvements taken is based on their contributory value to the larger parcel. (49 CFR § 24.103(a)(2)(iv), §§ 38-1-114(2) and 115(b), C.R.S., and CJI-Civil 4th, 36:3)

3. Residue Value Before Take

The third step is the reasonable market value of the residue before the property actually taken has been acquired. This step sets the initial basis for the ascertainment of damages and/or special benefits to the residue. The reasonable market value of the residue before the take is the mathematical difference of step 1 (larger parcel value before take) minus step 2 (value of part taken).

4. Residue Value After Take (including encumbered easement areas acquired)

The fourth step is to develop the reasonable market value of the residue after the real property actually taken has been acquired and proposed project improvements have been constructed. In this step, the reasonable market value of the residue after the taking is no longer subject to the Jurisdictional Exception Rule to USPAP Standards Rule 1-4(f). Any decrease or increase in the reasonable market value, if any, of the residue after take due to the proposed public project needs analyses. The influence of the proposed public improvement is considered except for any damages or benefits shared in common with the community at large.

The market value of the residue after take is made **on the “as is” or “uncured” condition of the residue after the acquisition**. Any decrease or increase in value of the residue after take is based on market evidence. Damage to the residue must be established before a cost to cure can be considered to mitigate some or all damage. Special benefits may accrue to the residue after take as a result of the project.

5. Analysis of Damages and/or Benefits

Fifth step in the process involves analysis of damages and benefits to the residue after the take. Depending upon the extent of **damages and cost to cure, performance of another appraisal of the “cured” residue after take may be required** (see *Feasibility of Cost to Cure* below). The damages and benefits analyses might include the following elements:

- Indicated Damages and/or Benefits

- Compensable Damages and/or Offsetting Special Benefits
- Compensable Damages – Incurable
- Compensable Damages – Curable (Net Cost to Cure) including:
 - Cost to Cure
 - Feasibility of Cost to Cure Damages (Possible Re-appraisal of Residue After Cure*)
 - Net Cost to Cure
- Indicated Offsetting Special Benefits – Residue Value As Cured

*If damage to the residue is substantial and the cost to cure is not minor, an appraisal of the residue as cured might be necessary to analyze the feasibility of the cure. If the cost to cure is minor, an analysis of the feasibility of the cost to cure damages might not be required.

6. Rental Value of Temporary Easements

Sixth step in the process is the estimate of reasonable rental value for the time the temporary easement is used. A temporary (construction) easement is used for a limited time period and is terminated after the construction of the highway improvements. The unencumbered fee interest in the land reverts to the owner at the time of termination.

7. Estimate of Compensation Summary

The final step is a compensation summary. The compensation summary includes the following:

- Reasonable Market Value – Land and/or Real Property Taken
- Compensable Damages – Curable – Net Cost to Cure (residue after take/as is)
- Compensable Damages – Incurable (residue after take/as is)
- Offsetting Special Benefits (residue after take/“as is” or “as cured”)
- Temporary Easements Rental Value
- Total Compensation Estimate

As stated in § 38-1-114(2)(d), C.R.S., “In determining the amount of compensation to be paid for such a partial taking, the compensation for the property taken and damages to the residue of said property shall be reduced by the amount of any special benefits which result from the improvement or project, but not to exceed fifty percent of the total amount of compensation to be paid for the property actually taken.”

Summary of Experience and Qualifications – David M. Kilty, MAI, SRA

1. Memberships:
 - MAI and SRA Member of the Appraisal Institute
2. Business Affiliations:
 - Kilty & Company - Owner and principal appraiser.
3. Experience:
 - Commercial Appraising
 - a) Owner, Kilty & Company (1998 to present). Appraisals throughout metropolitan Denver and in various locations in Colorado. Commercial, multi-family residential, office, retail, industrial, and special use property appraisal experience.
 - b) Senior Associate Appraiser, Bonnie Roerig & Associates, (1992 to 1998).
 - Residential Appraising
 - a) Fee Appraiser, Majestic Appraisal Services, Inc.—Denver, Colorado (1987–1991)
 - Eminent Domain Appraising
 - a) US Department of Justice: Partial acquisitions in New Mexico involving property with a communications use
 - a) Colorado Department of Transportation: Partial and full acquisitions in metropolitan Denver, Grand Junction, Durango and Telluride - multiple parcel projects and individual parcels
 - b) Regional Transportation District: MAC Light Rail Line along Welton Street, access rights. FasTracks: Gold Line and I-225 Line, partial acquisitions
 - c) Denver Urban Renewal Authority: Broadway Marketplace at Alameda Ave. and S. Broadway
 - c) E-470 Highway Authority: Single-family residential and agricultural land parcels
 - d) H. C. Peck and Associates: TREX parcels including residential, commercial, and vacant land
 - e) Town of Castle Rock: Numerous full and partial acquisitions for right-of-way and pipeline easements
 - e) Various municipalities in metropolitan Denver, Grand Junction, Durango and Telluride: various total and partial takings
 - f) Numerous property owners who are subject to eminent domain takings involving a variety of property types including development land, reservoirs, residential development and commercial property
 - Conservation Easement Appraising
 - a) Various parcels in the Estes Valley, near Estes Park and Rocky Mountain National Park
 - Review Appraising
 - a) Appraisal review for a wide variety of commercial and residential properties located throughout the United States, primarily for FDIC-related lending purposes.
 - b) Appraisal review for a wide variety of commercial and residential properties located throughout Colorado, primarily for eminent domain and litigation purposes.
 - Banking
 - a) Credit/Real Estate Analyst, Central Bank of Denver—Denver, Colorado (1986)
4. Education:
 - a) Bachelor of Arts in Economics, The Colorado College, 1985
 - b) All educational requirements and continuing education requirements for the MAI and SRA designations from the Appraisal Institute have been met.
5. Appraisal Licenses:
 - a) Colorado State Certified General Appraiser: License No. CG01313930
 - b) Arizona State Certified General Real Estate Appraiser No. 32060 - inactive
 - c) New Mexico State General Certified Appraiser No. 03429-G - inactive
6. Other Qualifications:
 - a) Qualified as expert witness in Adams, Denver and Douglas County courts and U.S. Bankruptcy court. Qualified in cases of mediation and arbitration.
 - b) Board of Directors—Appraisal Institute - Colorado Chapter – 2000-2003
 - c) Instructor at Arapahoe Community College - Introduction to Real Estate Appraising
 - d) Referee – Douglas County Board of Equalization -2007 and 2008, Boulder County - 2009

Exhibit A

Adams County

Agricultural Property Profile

Parcel Number: 0156702400004

Owners Name and Address:	Property Address:
PREMIER COMMUNITY DEVELOPMENTS LTD 1635 E LAYTON DR ENGLEWOOD CO 80113-7000	16201 HUDSON RD CO

Account Summary

Legal Description

SECT,TWN,RNG:2-1-65 DESC: E2 SEC 2 EXC THE FOL BEG 30 FT OF NE COR SEC 2 TH CONT S 1766/80 FT TO A PT TH W 289 FT TH N 746/82 FT TH N 34D 41M W 265/71 FT TH N 801/51 FT TO A PT 30 FT S OF N LN OF E2 TH E 440 FT TO POB AND EXC PARC BEG AT N4 COR SD SEC TH S 30 FT TO POB TH CONT S 1138/89 FT TO A PT TH E 383/99 FT TH N 06D 07M W 321/91 FT TH N 05D 25M E 822/50 FT TO A PT 30 FT S OF N LN SD E2 TH W 428/06 FT TO THE POB AND EXC RD AND EXC PARCS (REC NO 2018000075050 AND 2018000100512 AND 2019000007129 AND 2019000021981) 138/8738A

Subdivision Plat

N/A

Account Summary

Account Numbers	Date Added	Tax District	Mill Levy
R0198744	07/12/2019	469	102.263

Permits

Permit Cases

[ACC2020-00067](#)
[BDP20-0702](#)
[RWD2019-00033](#)
[RWD2019-00034](#)

Sales Summary

NO SALES RECORDS FOUND

Click [here](#) to go to Clerk / Recorder search page

Valuation Summary

Land Valuation Summary

Account Number	Land Type	Unit of Measure	Number of Units	Fire District	School District	Vacant/Improved	Actual Value	Assessed Value
R0198744	Agricultural	Acres	138.8738	FIRE DISTRICT 6 GREATER BRIGHTON	School District 27-Brighton	V	\$13,083.00	\$3,810.00
Land Subtotal:							\$13,083.00	\$3,810.00

Improvements Valuation Summary

Account Number	Actual Value	Assessed Value
R0198744	0	0
Improvements Subtotal:	0	0

Total Property Value	\$13,083.00	\$3,810.00
-----------------------------	--------------------	-------------------

Building Summary

NO BUILDING RECORDS FOUND

Tax Summary

Click [here](#) to go to Treasurer's search page

Enterprise Zone Summary

Property within Enterprise Zone

False

Precincts and Legislative Representatives Summary

Precinct

228 244

Commissioner Representative

Commissioner District	Link to Representative
5	Click Here

State House Representative

House District	Link to Representative
56	Click Here

State Senate Representative

Senate District	Link to Representative
25	Click Here

US Congress Representative

Congressional District	Link to Representative
6	Click Here

Zoning Summary

Zoning Summary

Zoning Authority	Zoning
Adams County	A-3

Note: Data is updated daily. Above data was updated as of: 03/15/21

Legal Disclaimer: Although every reasonable effort has been made to ensure the accuracy of the public information data and graphic representations, Adams County cannot be responsible for consequences resulting from any omissions or errors contained herein. Adams County assumes no liability whatsoever associated with the use or misuse of this data

ALDERMAN BERNSTEIN

Jody Harper Alderman
720.460.4205

jha@ablawcolorado.com

April 28, 2021

NOTICE OF INTENT TO ACQUIRE

Sent Certified Mail, Return Receipt Requested & US Mail

Premier Community Developments Ltd.
c/o Jay B. Scolnick
1635 East Layton Drive
Englewood, CO 80113

with a copy to parties listed on Attachment A hereto

Re: Greatrock North Water & Sanitation District – Acquisition of Property for Construction of Public Improvements

To Whom It May Concern:

Greatrock North Water & Sanitation District (the “District”) is proceeding with the construction of an evaporation pond and related improvements for wastewater treatment to benefit properties within its service area (the “Project”).

The District has determined that to accommodate the Project, it is necessary to acquire a permanent nonexclusive easement on, over, across, under, and through certain property, containing approximately 27,159 square feet, from Premier Community Developments Ltd. (“Premier”) (the “Utility Easement”). The legal description of the Utility Easement, together with an exhibit depicting the same, is included herewith. The District has determined that this acquisition is necessary to carry out the Project and for the public health, safety, and welfare of the District’s residents. This letter serves as the District’s notice to you of its intent to acquire the Utility Easement.

The District estimates that the fair market value of the Utility Easement required for the Project will not exceed \$5,000. Therefore, the provisions of Colorado Revised Statutes § 38-1-121 (copy attached), entitling a property owner to obtain an appraisal from an appraiser of his or her own choosing and requiring the condemnor to pay the reasonable costs of such appraisal, do not apply. While you may obtain your own appraisal, the District will not be required to pay for the costs of your appraisal.

Thank you for your attention to this matter. Please contact me at 720-460-4205 with any questions you might have.

Sincerely,

ALDERMAN BERNSTEIN LLC

A handwritten signature in black ink that reads "Jody Harper Alderman". The signature is written in a cursive, flowing style.

Jody Harper Alderman

Enclosures

cc: Greatrock North Water & Sanitation District
Board of Directors

Attachment A
to Notice of Intent to Acquire dated April 20, 2021

Marvin Kremer
810 S. 15th Avenue
Brighton, CO 80601

Panhandle Eastern Pipe Line Company
P.O. Box 127
Brighton, CO 80601

Central Water Conservancy District
Well Augmentation Subdistrict
3209 W. 28th Street
Greeley, CO 80634

Kerr-McGee Oil & Gas Onshore, LP
c/o C T Corporation System
7700 E. Arapahoe Road, Ste. 220
Centennial, CO 80112-1268

Lincoln Energy LLC
c/o Benjamin H. Schuessler
3400 S. Broadway Ave., Ste. 100
Englewood, CO 80113

Dalco, Inc.
c/o Tammy T. Linton
13298 Wyandot St.
Westminster, CO 80234

Anadarko E&P Onshore LLC
c/o C T Corporation System
7700 E. Arapahoe Road, Ste. 220
Centennial, CO 80112-1268

CTEF I Minerals LLC
c/o Ahna L. Mee
1999 Broadway, Ste. 850
Denver, CO 80202

CTEF I WI LLC
c/o Ahna L. Mee
1999 Broadway, Ste. 850
Denver, CO 80202

UTILITY EASEMENT AGREEMENT
(Greatrock North Water and Sanitation District)

For and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the sufficiency and receipt of which are hereby acknowledged, PREMIER COMMUNITY DEVELOPMENTS LTD., an Arizona corporation, whose address is 1635 East Layton Drive, Englewood, Colorado (the "Grantor"), hereby grants, bargains, sells and conveys to the GREATROCK NORTH WATER AND SANITATION DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado, whose address is c/o CliftonLarsonAllen LLP, 370 Interlocken Boulevard, Suite 500, Broomfield, Colorado 80021 (the "District"), its successors and permitted assigns, a non-exclusive easement (the "Easement") to construct, reconstruct, repair, replace and/or remove certain water improvements and appurtenances thereto (the "Improvements"), in, to, through, over, under and across a certain parcel of real property located in Adams County, Colorado, as more particularly described and shown in **Exhibit A**, attached hereto and incorporated herein by this reference (the "Premises"). Such Easement is granted by the Grantor and is accepted by the District pursuant to the following terms and conditions:

1. The District, its agents, successors and permitted assigns, shall have and exercise the right of ingress and egress in, to, through, over, under and across the Premises for any purpose necessary for the construction, reconstruction, operation, use, maintenance, repair, replacement and/or removal of the Improvements.

2. The Grantor, its successors and assigns, shall not construct or place any structure or building, street light, power pole, yard light, mailbox or sign, whether temporary or permanent, or plant any shrub, tree, woody plant, nursery stock, garden or other landscaping design feature on any part of the Premises, except with the prior written consent of the District. Any structure or building, street light, power pole, yard light, mailbox or sign, whether temporary or permanent, or any shrub, tree, woody plant, nursery stock, garden or other landscaping design feature of any kind situated on the Premises as of the date of this Easement or thereafter, except where the District has consented thereto, may be removed by and at the sole expense of the District in the District's exercise of its rights hereunder, without liability to the District therefor. Any structure or building, street, sidewalk, street light, power pole, yard light, mailbox or sign, whether temporary or permanent, or any shrub, tree, woody plant, nursery stock, garden or other landscaping design feature of any kind placed on the Premises by Grantor, its successors and assigns, subsequent to the date hereof without the District's consent may be removed by the District at the expense of Grantor, its successors or assigns, without liability to the District.

3. The District shall have the right to enter upon the Premises and to survey, construct, reconstruct, operate, use, maintain, repair, replace and remove the Improvements, and to remove objects interfering therewith, including but not limited to those items placed on the Premises under paragraph 2 hereof. In addition, the District shall have the right to use so much of the adjoining premises of the Grantor, its successors or assigns, during surveying, construction, reconstruction,

use, maintenance, repair, replacement and/or removal of the Improvements as may be reasonably required; provided, however, that such activities shall not interfere unreasonably with Grantor's, its successors' or assigns' use and enjoyment of such adjoining premises. The District and its permitted assignees and licensees shall repair any damage caused to any adjoining premises and the improvements thereon, and shall be liable for any injury to person or damage to property, to the extent arising out of the District's, its permitted assignee's or licensee's use of the Easement.

4. The District shall have and exercise the right of subjacent and lateral support to whatever extent is necessary for the operation and maintenance of the Improvements. It is specifically agreed between and among the parties that, except as provided in this Easement, the Grantor, its successors and assigns, shall not take any action which would impair the lateral or subjacent support for the Improvements. The Grantor, its successors and assigns, shall have and exercise the right of subjacent and lateral support to whatever extent is necessary for the operation and maintenance of any improvements on property adjoining the Premises. It is specifically agreed by and between the Grantor and the District that, except as provided in this Easement, the District shall not take any action which would impair the lateral or subjacent support for such improvements. This paragraph is not intended to prohibit the development of the private property located adjacent to the Premises.

5. It is expressly acknowledged and agreed that the District shall have the right and authority to assign the Easement to any appropriate local governmental entity or to any public utility provider, including but not limited to all rights to use, and all obligations associated with, the Easement as are granted to and assumed by the District herein, subject to such assignee assuming the obligations set forth herein. The District shall have the right and authority to grant temporary construction easements to any appropriate local governmental entity or public utility provider for purposes of construction, reconstruction, operation, use, maintenance, repair, replacement and/or removal of the Improvements, subject to all of the terms and conditions of this Easement.

6. The District agrees that at such time and in the event that the Improvements or Easement described herein are abandoned by the District and any permitted assignee, the Easement will terminate automatically and the real property interest represented by the Easement will revert to the Grantor, its heirs, successors and/or assigns.

7. The Grantor covenants and agrees with the District that the Grantor has full power and lawful authority to grant, bargain, sell and convey the Easement and that the Premises are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature, except matters of record. The Grantor further promises and agrees to warrant and forever defend the District in the exercise of the District's rights hereunder against any defect in the Grantor's title to the Premises and the Grantor's right to make the grant herein described, except matters of record.

8. Each and every one of the benefits and burdens of this Easement shall inure to and be binding upon the respective legal representatives, administrators, successors and permitted assigns of the Grantor and the District.

9. The Grantor, its successors and assigns, reserve the right to grant further easement interests in the Premises to other grantees so long as such interests and uses are not inconsistent with,

or unreasonably interfere with, the use of the Premises and benefits of this Easement by the District, its successors and permitted assigns, as described herein.

10. The rights and responsibilities set forth in this Easement are intended to be covenants on the Premises and are to run with the land.

11. This Easement shall be recorded in the real property records of Adams County.

12. This Easement may be executed in several counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument.

[Remainder of page intentionally left blank].

IN WITNESS WHEREOF, the parties have executed this Easement this __ day of _____ 2021.

GRANTOR:
PREMIER COMMUNITY DEVELOPMENTS LTD., an
Arizona corporation

By: _____
Name: _____
Its: _____

STATE OF COLORADO)
) *ss.*
COUNTY OF)

Subscribed and sworn to before me on this __ day of _____ 2021, by _____, as _____ of Premier Community Developments Ltd., an Arizona corporation.

[SEAL]

Notary Public

My commission expires _____

DISTRICT:
GREATROCK NORTH WATER AND SANITATION
DISTRICT

Robert William Fleck, President

STATE OF COLORADO)
) *ss.*
COUNTY OF ADAMS)

Subscribed and sworn to before me on this ____ day of _____ 2021, by Robert William Fleck as President of the Greatrock North Water and Sanitation District, a quasi-municipal corporation and political subdivision of the State of Colorado.

[SEAL]

Notary Public

My commission expires _____

EXHIBIT A

The Premises

LEGAL DESCRIPTION

AN EASEMENT FOR UTILITY PURPOSES LYING OVER, UNDER, AND ACROSS A PORTION OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 65 WEST, 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 2, AND CONSIDERING THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION, BEING MONUMENTED AS DEPICTED ON THE ASSOCIATED EXHIBIT, TO BEAR NORTH 00°33'39" WEST, 2649.10 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE NORTH 02°28'38" WEST, A DISTANCE OF 1217.29 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF HUDSON ROAD, SAID POINT BEING THE POINT OF BEGINNING;

THENCE THE FOLLOWING SIX (6) COURSES;

1. SOUTH 89°24'39" WEST A DISTANCE OF 919.78 FEET;
2. SOUTH 45°07'46" WEST A DISTANCE OF 420.04 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF THAT PARCEL OF LAND DESCRIBED IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER AT RECEPTION NUMBER 2019000007342;
3. NORTH 89°52'15" WEST ALONG SAID NORTHERLY BOUNDARY A DISTANCE OF 28.28 FEET;
4. NORTH 45°07'45" EAST A DISTANCE OF 448.18 FEET;
5. NORTH 89°24'39" EAST A DISTANCE OF 927.93 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF SAID HUDSON ROAD;
6. SOUTH 00°33'39" EAST ALONG SAID WESTERLY RIGHT OF WAY A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT CONTAINING A CALCULATED AREA OF 27,159 SQUARE FEET OR 0.623 ACRES, MORE OR LESS AND BEING SUBJECT TO ANY EXISTING EASEMENTS AND OR RIGHTS OF WAY OF WHATSOEVER NATURE. THE LINEAL UNIT USED IN THE PREPARATION OF THIS LEGAL DESCRIPTION IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.

I, PATRICK M. STEENBURG, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.

PATRICK M. STEENBURG P.L.S. 38004
 FOR AND ON BEHALF OF
 WESTWOOD PROFESSIONAL SERVICES, INC.
 10333 E. DRY CREEK ROAD, SUITE 240
 ENGLEWOOD, CO 80112





THE ABOVE DESCRIBED EASEMENT CONTAINS 27,159 SQUARE FEET OR (0.623 ACRES) MORE OR LESS. This illustration does not represent a monumented survey. It is intended only to depict the attached legal description.

<p>20' UTILITY EASEMENT SE 1/4 SECTION 2, T1S, R65W, 6TH P.M.</p>	<p>CVL a Westwood team</p> <p>10633 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: 720.482.952 www.cvlinc.net westwoodps.com</p>
<p>ADAMS COUNTY, COLORADO</p>	<p>SHEET 1 OF 1 DATE: FEBRUARY 15, 2021</p>

West's Colorado Revised Statutes Annotated
 Title 38. Property--Real and Personal (Refs & Annos)
 Eminent Domain
 Article 1. Proceedings (Refs & Annos)
 Part 1. Proceedings--Requirements and Limitations--Determination of Just
 Compensation

C.R.S.A. § 38-1-121

§ 38-1-121. Appraisals--negotiations

Currentness

(1) As soon as a condemning authority determines that it intends to acquire an interest in property, it shall give notice of such intent, together with a description of the property interest to be acquired, to anyone having an interest of record in the property involved. If the property has an estimated value of five thousand dollars or more, such notice shall advise that the condemning authority shall pay the reasonable costs of an appraisal pursuant to subsection (2) of this section. Such notice, however, need not be given to any of such persons who cannot be found by the condemning authority upon the exercise of due diligence. Upon receipt of such notice, such persons may employ an appraiser of their choosing to appraise the property interest to be acquired. Such appraisal shall be made using sound, fair, and recognized appraisal practices which are consistent with law. The value of the land or property actually taken shall be the fair market value thereof. Within ninety days of the date of such notice, such persons may submit to the condemning authority a copy of such appraisal. The condemning authority immediately upon receipt thereof shall submit to such persons copies of its appraisals. If the property interest is being acquired in relation to a federal aid project, then the appraisals submitted by the condemning authority shall be those which have been approved by it pursuant to applicable statutes and regulations, if such approval is required. All of these appraisals may be used by the parties to negotiate in good faith for the acquisition of the property interest, but neither the condemning authority nor such persons shall be bound by such appraisals.

(2) If an appraisal is submitted to the condemning authority in accordance with the provisions of subsection (1) of this section, the condemning authority shall pay the reasonable costs of such appraisal. If more than one person is interested in the property sought to be acquired and such persons cannot agree on an appraisal to be submitted under subsection (1) of this section, the condemning authority shall be relieved of any obligation herein imposed upon it to pay for such appraisals as may be submitted to it pursuant to this section.

(3) Nothing in this section shall be construed as in any way limiting the obligation of the condemning authority to negotiate in good faith for the acquisition of any property interest sought prior to instituting eminent domain proceedings or as in any way limiting the discovery rights of parties to eminent domain proceedings.

(4) Nothing in this section shall prevent the condemning authority from complying with federal and state requirements to qualify the authority for federal aid grants.

(5) Nothing in this section shall be construed to limit the right of the condemning agency to institute eminent domain proceedings or to obtain immediate possession of property as permitted by law; except that an eminent

§ 38-1-121. Appraisals--negotiations, CO ST § 38-1-121

domain proceeding may not proceed to trial on the issue of valuation until the ninety-day period provided in subsection (1) of this section has expired or the owner's appraisal has been submitted to the condemning authority, whichever is sooner.

(6) If the parties involved in the negotiations fail to reach agreement on the fair market value of the property being acquired, the condemning authority, prior to proceeding to trial on the issue of valuation, shall furnish all owners of record a written final offer.

Credits

Added by Laws 1975, H.B.1170, § 1. Amended by Laws 1978, S.B.70, § 100; Laws 1985, H.B.1357, § 5.

C. R. S. A. § 38-1-121, CO ST § 38-1-121

Current through legislation effective April 7, 2021 of the First Regular Session of the 73rd General Assembly (2021). Some statute sections may be more current. See credits for details.

End of Document

© 2021 Thomson Reuters. No claim to original U.S. Government Works.

3-10 **AGRICULTURAL-3 DISTRICT (A-3)**

3-10-01 **PURPOSE**

The purpose of the Agricultural-3 District is to provide land primarily in holdings of at least thirty-five (35) acres for dryland or irrigated farming, pasturage, or other related food production uses.

3-10-02 **PERMITTED PRINCIPAL AND CONDITIONAL USES**

Refer to the Use Chart to determine which uses are permitted uses in an Agricultural-3 District, subject to building permit review and approval, and which uses are permitted subject to the issuance of a Conditional Use Permit from the Board of County Commissioners and building permit review and approval. Only one (1) principal use shall be permitted per lot.

3-10-03 **PERMITTED ACCESSORY USES**

In association with a permitted principal use, the following accessory uses are permitted, subject to building permit review and approval.

1. Agricultural, Accessory
2. Residential, Accessory

3-10-04 **OIL AND GAS FACILITIES**

Oil and Gas Facilities are permitted in an Agricultural-3 District, subject to the issuance of an Oil and Gas Facility Permit. Allowance in the zone district does not guarantee the issuance of an Oil and Gas Facility Permit.

3-10-05 **PROHIBITED USES**

All uses: (1) not expressly identified as permitted uses in the Use Chart; or (2) determined to be permitted by the Director of Community and Economic Development pursuant to Section 3-05-01 of these standards and regulations, are prohibited.

3-10-06 **AREA AND HEIGHT STANDARDS**

3-10-06-01 **MINIMUM LOT SIZE REQUIREMENTS**

The minimum lot size requirement in an Agricultural-3 District shall be thirty-five (35) acres.

December 8, 2020

3-10-06-02 MINIMUM LOT WIDTH REQUIREMENTS

The minimum width of a lot or parcel in an Agricultural-3 District shall be six hundred (600) feet.

3-10-06-03 SETBACK AND DIMENSIONAL REQUIREMENTS FOR A PRINCIPAL STRUCTURE**3-10-06-03-01 MINIMUM FRONT SETBACK**

The minimum front setback for a principal structure in an Agricultural-3 District shall be fifty (50) feet.

3-10-06-03-02 MINIMUM SIDE CORNER SETBACK

The minimum side corner setback for a principal structure in an Agricultural-3 District shall be fifty (50) feet.

3-10-06-03-03 MINIMUM SIDE SETBACK

The minimum side setback for a principal structure in an Agricultural-3 District shall be ten (10) feet, or one (1) foot per two (2) feet of height, whichever is greater.

3-10-06-03-04 MINIMUM REAR SETBACK

The minimum rear setback for a principal structure in an Agricultural-3 District shall be twenty (20) feet. If the rear property line fronts a public right-of-way where access is taken, the rear setback shall be fifty (50) feet.

3-10-06-03-05 MINIMUM R.O.W. SETBACK

The minimum setback for a principal structure in an Agricultural-3 District from an arterial right-of-way shall be fifty (50) feet except a section line arterial right-of-way where the minimum setback shall be one-hundred-twenty (120) feet. The minimum setback from a collector or local road shall be fifty (50) feet.

3-10-06-03-06 MINIMUM SETBACK FROM SECTION LINE FOR ALL STRUCTURES

The minimum setback from a section line for a principal structure or agricultural building in an Agricultural-3 District shall be one-hundred-twenty (120) feet. Variations may be permitted if the Department of Public Works determines no additional right-of-way is required.

3-10-06-04 SETBACK AND DIMENSIONAL REQUIREMENTS FOR ACCESSORY STRUCTURES OR AGRICULTURE BUILDINGS**3-10-06-04-01 MINIMUM FRONT SETBACK**

All accessory structures shall be set back at least ten (10) feet to the rear of the front structure line of the principal dwelling, or one hundred (100) feet

from the front property line, whichever is less, if a principal dwelling already exists on site. The minimum front setback for a principal structure in an Agricultural-3 District shall be fifty (50) feet.

3-10-06-04-02 *MINIMUM SIDE SETBACK*

The minimum side setback for accessory structures in an Agricultural-3 District shall be ten (10) feet, or one (1) foot per two (2) feet of height, whichever is greater.

3-10-06-04-03 *MINIMUM REAR SETBACK*

The minimum rear setback for accessory structures in an Agricultural-3 District shall be ten (10) feet. If the rear property line fronts a public right-of-way where access is taken, the rear setback shall be fifty (50) feet.

3-10-06-04-04 *MINIMUM R.O.W. SETBACK*

The minimum setback for all accessory structures in an Agricultural-3 District from an arterial right-of-way shall be fifty (50) feet except a section line arterial right-of-way where the minimum setback shall be one-hundred-twenty (120) feet. The minimum setback from a collector or local road shall be fifty (50) feet.

3-10-06-04-05 *MINIMUM SETBACK FROM SECTION LINE FOR ALL ACCESSORY STRUCTURES*

The minimum setback from a section line for all accessory structures in an Agricultural-3 District shall be one-hundred-twenty (120) feet. Variations may be permitted if the Department of Public Works determines no additional right-of-way is required.

3-10-06-05 *MAXIMUM HEIGHT*

3-10-06-05-01 *DWELLINGS AND ACCESSORY STRUCTURES*

The maximum height of dwellings and accessory structures in an Agricultural-3 District shall be thirty-five (35) feet.

3-10-06-05-02 *AGRICULTURAL STRUCTURES*

The maximum height of agricultural structures in an Agricultural-3 District shall be seventy (70) feet, except for structures located on a lot established by a recorded subdivision plat, where the maximum shall be twenty-five (25) feet.

3-10-06-06 *MAXIMUM STRUCTURE COVERAGE*

The maximum structure coverage on a lot in an Agricultural-3 District shall not be limited. Accessory buildings may be constructed prior to the principal dwelling on a lot.

December 8, 2020

3-10-06-07 MINIMUM FLOOR AREA OF DWELLINGS**3-10-06-07-01 *SINGLE STORY DWELLING***

The minimum floor area of a single-story dwelling in an Agricultural-3 District shall be twelve hundred (1,200) square feet.

3-10-06-07-02 *TRI-LEVEL DWELLING*

The minimum floor area of a tri-level dwelling in an Agricultural-3 District shall be twelve hundred (1,200) square feet.

3-10-06-07-03 *BI-LEVEL OR TWO STORY*

The minimum floor area of a bi-level or two-story dwelling in an Agricultural-3 District shall be nine hundred (900) square feet on the 1st floor plus six hundred (600) square feet on the 2nd floor. A lower level with more than 50% of its perimeter located more than 50% above grade level may be counted as floor area.

3-10-07 RELATIONSHIP TO DESIGN REQUIREMENTS AND PERFORMANCE STANDARDS

All design requirements and performance standards for specific uses contained in Chapter 4 of these standards and regulations shall apply in an Agricultural-3 District unless inconsistent with a provision contained in Section 3-10, in which case the specific standard or requirement contained in Section 3-10 shall apply.

3-07-02 SUMMARY OF DIMENSIONAL REQUIREMENTS

The following tables summarize the dimensional requirements in each zone district. These tables are provided for ease of comparing dimensional requirements between zone districts. Other standards or restrictions may apply within a specific zone district. The reader is advised to check the restrictions in the specific zone district section within these standards and regulations, review any restrictions within any overlay zone district which may further limit dimensional requirements, and review any performance standards applicable to the use.

ZONE DISTRICT		AGRICULTURAL-1 (A-1)	AGRICULTURAL-2 (A-2)	AGRICULTURAL-3 (A-3)
MINIMUM LOT SIZE		2.5 acres	10 acres	35 acres
MINIMUM LOT WIDTH	W/Well AND On-Site Wastewater Treatment System	150 feet	425 feet	600 feet
	W/Public Water OR Sewer Facilities	100 feet		
MINIMUM SETBACKS FOR PRINCIPAL STRUCTURE	Front	30 feet	50 feet	50 feet
	Side Corner	30 feet	50 feet	50 feet
	Side	10 ft, or 1 ft per 2 ft of height, whichever is greater	10 feet, or 1 foot per 2 feet of height, whichever is greater	10 feet, or 1 foot per 2 feet of height, whichever is greater
	Rear	20 feet	20 feet	20 feet
	R.O.W.	State Highway or Arterial: 50 feet	State Highway or Arterial: 50 feet	State Highway or Arterial: 50 feet
		Local or Collector: 30 feet	Local or Collector: 50 feet	Local or Collector: 50 feet
SETBACK FROM SECTION LINES (Variations may be permitted if the Department of Public Works determines no additional right-of-way is required.)		120 feet	120 feet	120 feet
MINIMUM SETBACKS FOR ACCESSORY STRUCTURE OR AG. BUILDING	Front	At least 10' to the rear of the front structure line of the principal dwelling, or 100' from the front property line, whichever is less	At least 10' to the rear of the front structure line of the principal dwelling, or 100' from the front property line, whichever is less	At least 10' to the rear of the front structure line of the principal dwelling, or 100' from the front property line, whichever is less
	Side	10 ft, or 1 ft per 2 ft of height, whichever is greater	10 feet, or 1 foot per 2 feet of height, whichever is greater	10 feet, or 1 foot per 2 feet of height, whichever is greater
	Rear	10 feet	10 feet	10 feet
	R.O.W.	State Highway or Arterial: 50 feet	State Highway or Arterial: 50 feet	State Highway or Arterial: 50 feet
		Local or Collector: 30 feet	Local or Collector: 50 feet	Local or Collector: 50 feet

ZONE DISTRICT		AGRICULTURAL-1 (A-1)	AGRICULTURAL-2 (A-2)	AGRICULTURAL-3 (A-3)
MAXIMUM HEIGHT	Dwelling and Non-Ag. Structure	35 feet	35 feet	35 feet
	Agriculture Structure	70 feet (25 feet on a lot established by a recorded subdivision plat)	70 feet (25 feet on a lot established by a recorded subdivision plat)	70 feet (25 feet on a lot established by a recorded subdivision plat)
MAXIMUM STRUCTURE COVERAGE	W/Well AND Indiv. Sewage Disposal System	7.5% of lot area (access. bldg. n/a without a principal dwelling)	N/A (access. bldg. n/a without a principal dwelling)	N/A
	W/Public Water OR Sewer	10% of lot area (access. bldg. n/a without a principal dwelling)		
	W/Public Water AND Sewer	12.5% of lot area (access. bldg. n/a without a principal dwelling)		
MINIMUM FLOOR AREA OF DWELLING	Single Story Dwelling	1,200 square feet	1,200 square feet	1,200 square feet
	Tri-Level Dwelling	1,200 square feet	1,200 square feet	1,200 square feet
	Bi-Level or Two-Story Dwelling	900 square feet on the 1 st floor plus 600 square feet on the 2 nd floor. (A lower level with more than 50% of its perimeter located more than 50% above grade level may be counted as floor area.)	900 square feet on the 1 st floor plus 600 square feet on the 2 nd floor. (A lower level with more than 50% of its perimeter located more than 50% above grade level may be counted as floor area.)	900 square feet on the 1 st floor plus 600 square feet on the 2 nd floor. (A lower level with more than 50% of its perimeter located more than 50% above grade level may be counted as floor area.)

RECEPTION#: 200700057384, 06/13/2007 at 02:15:55 PM, 1 OF 4, TD Pgs: 0 Doc Type:MAP Karen Long, Adams County, CO

KREMER'S TURF FARM EXEMPTION SURVEY

LOCATED IN THE EAST ONE-HALF OF SECTION 2, AND IN SECTION 11, TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.

CASE NO. PRJ2007-00013

KREMER PROPERTY:

A PARCEL OF LAND LOCATED IN THE EAST ONE-HALF OF SECTION 2, AND IN SECTION 11, TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: ALL BEARINGS CONTAINED HEREIN ARE BASED UPON THE ASSUMPTION THAT THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 11 BEARS N 00°18'41" W AND MONUMENTED AS FOLLOWS:
-THE SOUTHWEST CORNER OF SECTION 11 BEING A FOUND 2.5" BRASS CAP, LS 9652, IN RANGE BOX.
-THE WEST QUARTER CORNER OF SECTION 11 BEING A FOUND 2" ALUM. CAP, LS 25937, IN RANGE BOX.

COMMENCING AT SAID SOUTHWEST CORNER OF SECTION 11: THENCE S 89°54'56" E ALONG THE SOUTH LINE OF SAID SECTION 11 A DISTANCE OF 30.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF HAYESMOUNT ROAD AS RECORDED IN BOOK 278, PAGE 227 OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE, SAID POINT BEING THE POINT OF BEGINNING; THENCE N 00°18'41" W ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 2,652.35 FEET TO A POINT ON THE SOUTHERLY LINE OF A PARCEL OF LAND AS RECORDED AT RECEPTION NUMBER C0357145 OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE, WHEN THE WEST QUARTER CORNER OF SAID SECTION 11 BEING N 89°53'31" W A DISTANCE OF 30.00 FEET; THENCE S 89°53'31" E ALONG SAID SOUTHERLY LINE A DISTANCE OF 1,656.60 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL OF LAND;
THENCE N 00°07'04" E, A DISTANCE OF 1,631.54 FEET TO THE NORTHEAST CORNER OF SAID PARCEL OF LAND;
THENCE N 89°51'59" W ALONG THE NORTHERLY LINE OF SAID PARCEL OF LAND A DISTANCE OF 801.01 FEET;
THENCE N 00°25'49" W, A DISTANCE OF 500.02 FEET;
THENCE N 89°51'59" W, A DISTANCE OF 871.20 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE OF HAYESMOUNT ROAD.

THENCE N 00°25'49" EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 521.01 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 11, WHEN THE NORTHWEST CORNER OF SAID SECTION 11 BEING N 89°51'22" W, A DISTANCE OF 30.00 FEET;
THENCE S 89°51'22" E ALONG SAID NORTH LINE, A DISTANCE OF 2,615.52 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 11;
THENCE N 00°31'08" W ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 2 A DISTANCE OF 2,650.95 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 2;
THENCE N 00°31'08" W ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2 A DISTANCE OF 1,284.40 FEET TO THE SOUTHWEST CORNER OF A PARCEL OF LAND AS RECORDED AT BOOK 3832, PAGE 159 OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE;

THENCE ALONG THE SOUTHERLY AND EASTERLY LINE OF SAID PARCEL OF LAND THE FOLLOWING THREE (3) COURSES:
1) N 89°31'50" E, A DISTANCE OF 383.99 FEET;
2) N 06°35'40" W, A DISTANCE OF 321.91 FEET;
3) N 04°57'21" E, A DISTANCE OF 822.50 FEET;
THENCE N 00°28'15" W, A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 2;

THENCE N 89°30'45" E ALONG SAID NORTH LINE A DISTANCE OF 1,772.84 FEET;
THENCE S 00°28'15" E, A DISTANCE OF 30.00 FEET TO THE NORTHWEST CORNER OF A PARCEL OF LAND AS RECORDED AT RECEPTION NUMBER C1178274 OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE;

THENCE ALONG THE WESTERLY AND SOUTHERLY LINE OF SAID PARCEL OF LAND THE FOLLOWING FOUR (4) COURSES:
1) S 00°37'44" E, A DISTANCE OF 801.51 FEET;
2) S 25°10'35" E, A DISTANCE OF 265.71 FEET;
3) S 00°32'44" E, A DISTANCE OF 746.82 FEET;
4) N 89°31'01" E, A DISTANCE OF 289.00 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2;

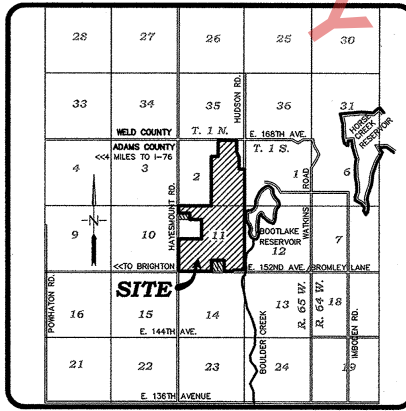
THENCE S 00°32'44" E ALONG SAID EAST LINE A DISTANCE OF 686.76 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 2;
THENCE S 00°32'46" E ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 2 A DISTANCE OF 2,649.05 FEET TO THE NORTHEAST CORNER OF SAID SECTION 11;
THENCE S 00°32'35" E ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 11 A DISTANCE OF 2,650.76 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 11;

THENCE S 00°34'12" E ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11 A DISTANCE OF 2,515.94 FEET TO A POINT ON THE SOUTHERLY LINE OF A PARCEL OF LAND AS RECORDED AT RECEPTION NUMBER C0361576 OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE;

THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL OF LAND THE FOLLOWING FIVE (5) COURSES:
1) N 89°46'43" W, A DISTANCE OF 40.06 FEET;
2) S 17°33'38" W, A DISTANCE OF 83.82 FEET;
3) S 89°59'34" W, A DISTANCE OF 550.08 FEET;
4) S 65°23'04" W, A DISTANCE OF 47.64 FEET;
5) S 00°12'24" W, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11;

THENCE N 89°47'36" W ALONG SAID SOUTH LINE A DISTANCE OF 989.06 FEET;
THENCE N 00°30'34" W, A DISTANCE OF 871.20 FEET;
THENCE N 89°47'36" W, A DISTANCE OF 1,000.08 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 11;
THENCE S 00°30'34" E, A DISTANCE OF 871.20 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 11;

THENCE N 89°54'56" W ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 11, A DISTANCE OF 2,628.35 FEET, SAID POINT ALSO BEING THE POINT OF BEGINNING.
CONTAINING 36,297,082 SQ. FT. OR 833.2664 ACRES MORE OR LESS



VICINITY MAP N.T.S.

PARCEL NO. 1:

A PORTION OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. C0361576, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: ALL BEARINGS CONTAINED HEREIN ARE BASED UPON THE ASSUMPTION THAT THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 11 BEARS N 00°18'41" W AND MONUMENTED AS FOLLOWS:
-THE SOUTHWEST CORNER OF SECTION 11 BEING A FOUND 2.5" BRASS CAP, LS 9652, IN RANGE BOX.
-THE WEST QUARTER CORNER OF SECTION 11 BEING A FOUND 2" ALUM. CAP, LS 25937, IN RANGE BOX.
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 11:
THENCE S 89°54'56" E ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 11, A DISTANCE OF 2,658.35 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 11;
THENCE N 00°30'34" W ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 70.01 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING N 00°30'34" W ALONG SAID WEST LINE, A DISTANCE OF 801.19 FEET;
THENCE S 89°47'36" E, A DISTANCE OF 500.04 FEET;
THENCE S 00°30'34" E, A DISTANCE OF 801.19 FEET;
THENCE N 89°47'36" W ALONG A LINE LYING 70.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 11, A DISTANCE OF 500.04 FEET TO THE POINT OF BEGINNING, CONTAINING 400,597 SQ. FT. OR 9,1965 ACRES MORE OR LESS.

PARCEL NO. 2:

A PORTION OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. C0361576, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: ALL BEARINGS CONTAINED HEREIN ARE BASED UPON THE ASSUMPTION THAT THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 11 BEARS N 00°18'41" W AND MONUMENTED AS FOLLOWS:
-THE SOUTHWEST CORNER OF SECTION 11 BEING A FOUND 2.5" BRASS CAP, LS 9652, IN RANGE BOX.
-THE WEST QUARTER CORNER OF SECTION 11 BEING A FOUND 2" ALUM. CAP, LS 25937, IN RANGE BOX.
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 11:
THENCE S 89°54'56" E ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 11, A DISTANCE OF 2,658.35 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 11;
THENCE S 89°47'36" E ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 11, A DISTANCE OF 500.04 FEET;
THENCE N 00°30'34" W, A DISTANCE OF 70.01 FEET TO THE POINT OF BEGINNING;
THENCE N 00°30'34" W, A DISTANCE OF 801.19 FEET;
THENCE S 89°47'36" E, A DISTANCE OF 500.04 FEET;
THENCE S 00°30'34" E, A DISTANCE OF 801.19 FEET;
THENCE N 89°47'36" W ALONG A LINE 70.00 FEET NORTHERLY AND PARALLEL WITH SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 11, A DISTANCE OF 500.04 FEET TO THE POINT OF BEGINNING, CONTAINING 400,597 SQ.FT. OR 9,1965 ACRES MORE OR LESS.

PARCEL NO. 3:

A PORTION OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. C0570560, LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: ALL BEARINGS CONTAINED HEREIN ARE BASED UPON THE ASSUMPTION THAT THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 11 BEARS N 00°18'41" W AND MONUMENTED AS FOLLOWS:
-THE SOUTHWEST CORNER OF SECTION 11 BEING A FOUND 2.5" BRASS CAP, LS 9652, IN RANGE BOX.
-THE WEST QUARTER CORNER OF SECTION 11 BEING A FOUND 2" ALUM. CAP, LS 25937, IN RANGE BOX.
COMMENCING AT SAID SOUTHWEST CORNER OF SAID SECTION 11:
THENCE N 00°18'41" W ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 11, A DISTANCE OF 2,652.36 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 11;
THENCE N 00°25'49" W ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11, A DISTANCE OF 1,632.37 FEET;
THENCE S 89°51'59" E, A DISTANCE OF 70.00 FEET TO A POINT ON THE NORTHERLY LINE OF A PARCEL OF LAND RECORDED AT RECEPTION NO. C0357145, ADAMS COUNTY PUBLIC RECORDS SAID POINT ALSO BEING THE POINT OF BEGINNING;
THENCE N 00°25'49" W, ALONG A LINE LYING 70.00 EASTERLY AND PARALLEL WITH SAID WEST LINE OF THE NORTHWEST QUARTER OF SECTION 11, A DISTANCE OF 500.02 FEET;
THENCE S 89°51'59" E, A DISTANCE OF 831.20 FEET;
THENCE S 00°25'49" E, A DISTANCE OF 500.02 FEET TO A POINT ON SAID NORTHERLY LINE OF A PARCEL OF LAND RECORDED AT RECEPTION NO. C0357145;
THENCE N 89°51'59" W, A DISTANCE OF 831.20 FEET TO THE POINT OF BEGINNING.
CONTAINING AN AREA OF 415,599 SQ.FT. OR 9,5403 ACRES MORE OR LESS.

NOTES:

1. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMBATS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
3. LAND TITLE GUARANTEE COMPANY COMMITMENT NO. ADN70168591-2, DATED FEBRUARY 28, 2007, WAS RELEI UPON FOR RECORDED RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY.
4. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY JEHN ENGINEERING, INC. TO DETERMINE OWNERSHIP OF THIS TRACT OR TO VERIFY THE DESCRIPTION SHOWN HEREON, OR THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR ADJACENT EASEMENTS OF RECORD.
5. SUBJECT PROPERTY DOES FALL WITHIN ZONE "A" FLOOD PLAIN (NO BASE ELEVATIONS DETERMINED) AND ZONE "X" FLOOD PLAIN (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN) ACCORDING TO FEMA COMMUNITY PANEL NUMBERS 080001 01256 AND 080001 01006, EFFECTIVE AUGUST 16, 1995 AS SHOWN HEREON.
6. DATE OF FIELD SURVEY, FEBRUARY 23, 2007.
7. DATE OF PREPARATION, MARCH 13, 2007.

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT ON FEBRUARY 23, 2007 THE LOT BOUNDARIES SHOWN HEREON WERE LOCATED UNDER MY SUPERVISION, AND THAT ALL LOT DIMENSIONS, EASEMENTS AND RIGHTS-OF-WAY SHOWN HEREON ARE FROM OFFICIAL PLATS. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. IN MY PROFESSIONAL OPINION MONUMENTS FOUND ARE ORIGINAL, AND WERE ACCEPTED AS SAME. BOUNDARY MONUMENTS ONLY ARE TO BE USED FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES. LOCATION OF ALL EASEMENTS, AND RIGHT-OF-WAY IN EVIDENCE OR KNOWN TO ME ON THE PREMISES ON THIS DATE ARE ACCURATELY SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Handwritten signature and date: Christopher H. McElvain, 5/22/07

CHRISTOPHER H. McELVAIN,
COLORADO LAND SURVEYOR 35651
FOR AND ON BEHALF OF
JEHN ENGINEERING, INC.

CLERK AND RECORDER'S CERTIFICATE:

THIS EXEMPTION SURVEY WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER IN THE STATE OF COLORADO AT 2:15 P.M. THIS DAY OF JUNE 2007.

By: *Karen Long*
COUNTY CLERK AND RECORDER
Debra L. Jantz
DEPUTY

RECEPTION NO. 200700057384



PROJECT INFO:
KREMER'S TURF FARM EXEMPTION SURVEY
JOB# 1788-206-082
MAY, 2007
J:\1788\206-082\JOB\JOB\Drawings\Survey\7384\comp-1.dwg

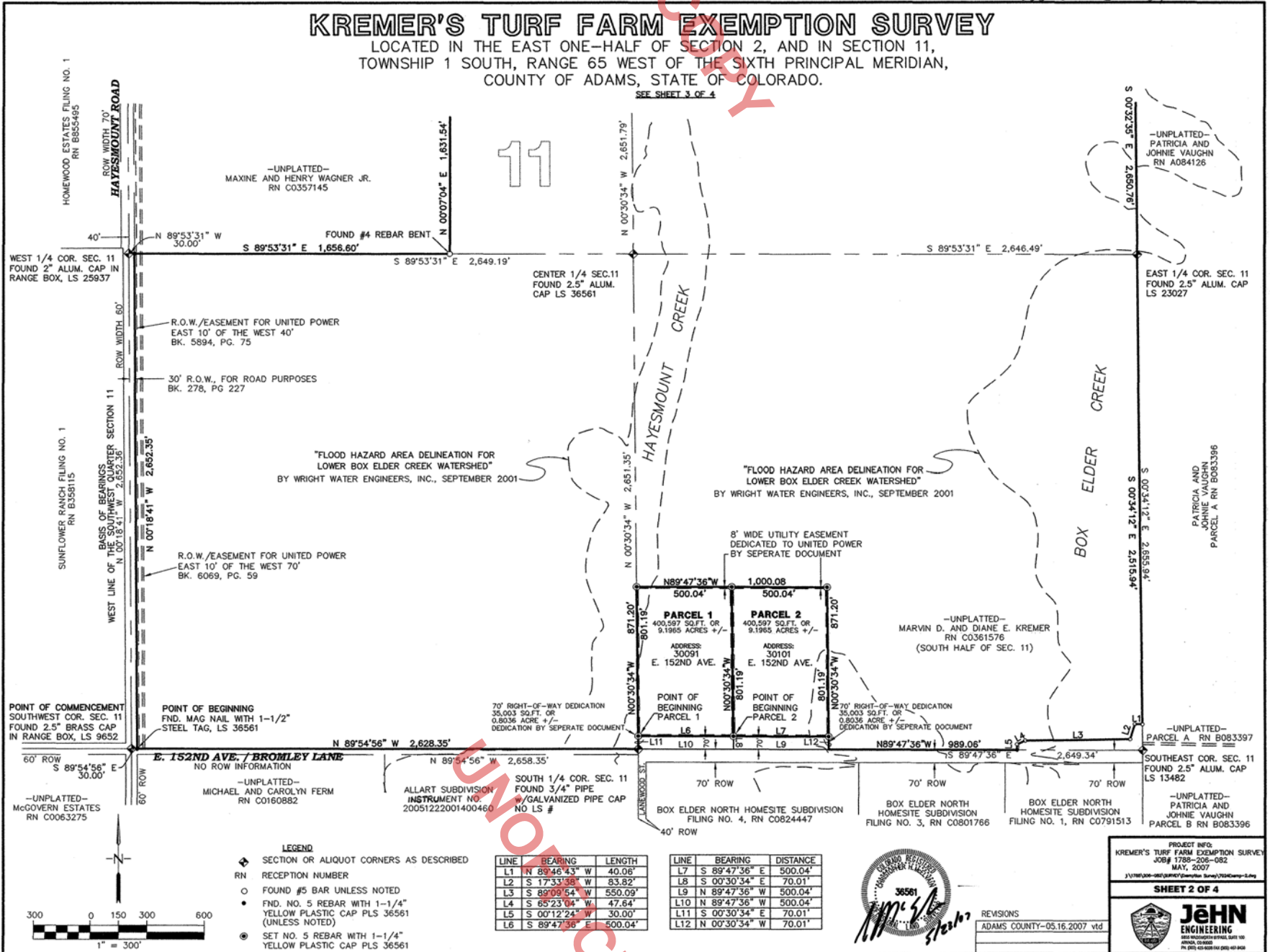
SHEET 1 OF 4

JEHN ENGINEERING
REGISTERED PROFESSIONAL ENGINEER
CIVIL ENGINEER
P.E. NO. 000466000-0001-0001

REVISIONS
ADAMS COUNTY-05.16.07 vld

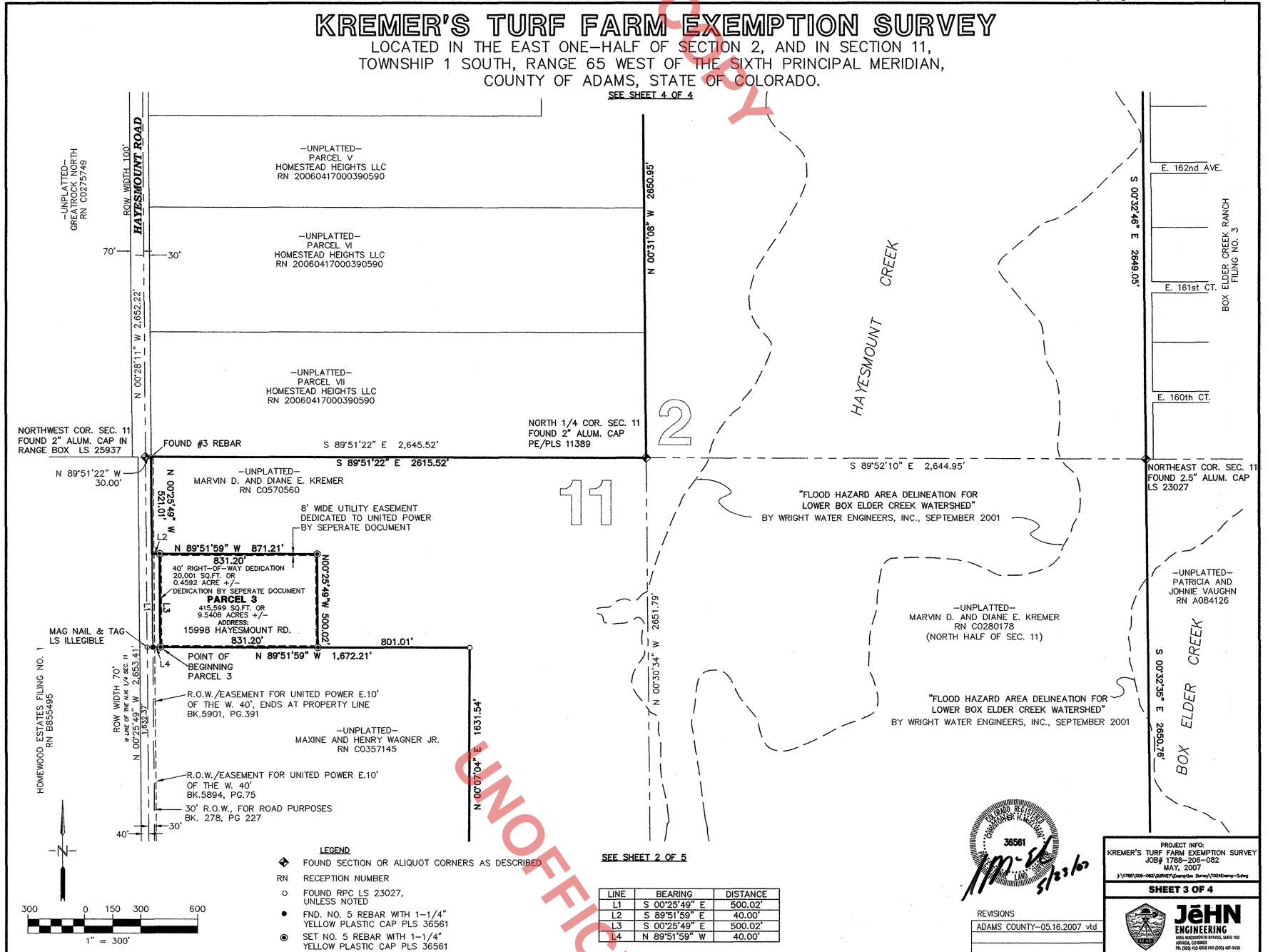
RECEPTION#: 2007000057384, 06/13/2007 at 02:15:55 PM, 2 OF 4, Doc Type:MAP TD
Pages: 0 Karen Long, Adams County, CO

2007000057384



RECEPTION#: 200700057384, 06/13/2007 at 02:15:55 PM, 3 OF 4, Doc Type:MAP TD
Pages: 0 Karen Long, Adams County, CO

200700057384

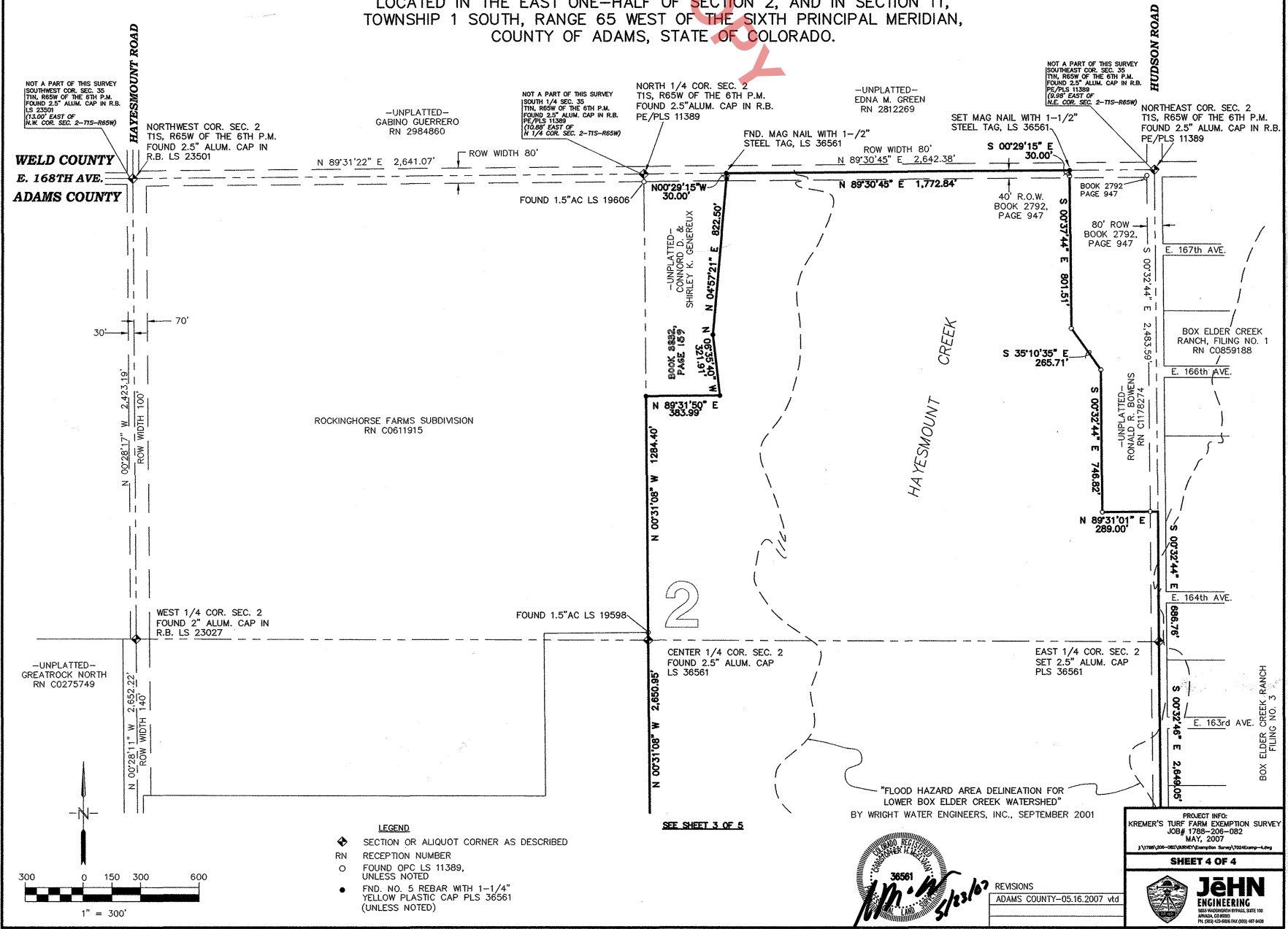


RECEPTION#: 200700057384, 06/13/2007 at 02:15:55 PM, 4 OF 4, Doc Type:MAP TD
Pages: 0 Karen Long, Adams County, CO

2207000057384

KREMER'S TURF FARM EXEMPTION SURVEY

LOCATED IN THE EAST ONE-HALF OF SECTION 2, AND IN SECTION 11,
TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO.



NOT A PART OF THIS SURVEY
SOUTHWEST COR. SEC. 35
T1N, R65W OF THE 6TH P.M.
FOUND 2.5" ALUM. CAP IN R.B.
LS 23501
(13.00' EAST OF
1/4 COR. SEC. 2-T1S-R65W)

NORTHWEST COR. SEC. 2
T1S, R65W OF THE 6TH P.M.
FOUND 2.5" ALUM. CAP IN
R.B. LS 23501

-UNPLATTED-
GABINO GUERRERO
RN 2984860

NOT A PART OF THIS SURVEY
SOUTH 1/4 COR. SEC. 35
T1N, R65W OF THE 6TH P.M.
FOUND 2.5" ALUM. CAP IN R.B.
PE/PLS 11389
(10.88' EAST OF
1/4 COR. SEC. 2-T1S-R65W)

NORTH 1/4 COR. SEC. 2
T1S, R65W OF THE 6TH P.M.
FOUND 2.5" ALUM. CAP IN R.B.
PE/PLS 11389

-UNPLATTED-
EDNA M. GREEN
RN 2812269

NOT A PART OF THIS SURVEY
SOUTHWEST COR. SEC. 35
T1N, R65W OF THE 6TH P.M.
FOUND 2.5" ALUM. CAP IN R.B.
PE/PLS 11389
(10.88' EAST OF
1/4 COR. SEC. 2-T1S-R65W)

SET MAG NAIL WITH 1-1/2"
STEEL TAG, LS 36561

HUDSON ROAD

NORTHEAST COR. SEC. 2
T1S, R65W OF THE 6TH P.M.
FOUND 2.5" ALUM. CAP IN R.B.
PE/PLS 11389

WELD COUNTY
E. 168TH AVE.
ADAMS COUNTY

30' 70'

N 00°28'17" W 2,423.19'
ROW WIDTH 100'

N 00°28'11" W 2,652.22'
ROW WIDTH 140'

WEST 1/4 COR. SEC. 2
FOUND 2" ALUM. CAP IN
R.B. LS 23027

-UNPLATTED-
GREATROCK NORTH
RN C0275749

ROCKINGHORSE FARMS SUBDIVISION
RN C0611915

FOUND 1.5" AC LS 19598

N 00°31'08" W 1284.40'
N 00°31'08" W 2,650.95'

CENTER 1/4 COR. SEC. 2
FOUND 2.5" ALUM. CAP
LS 36561

2

SEE SHEET 3 OF 5

HAYESMOUNT CREEK

"FLOOD HAZARD AREA DELINEATION FOR
LOWER BOX ELDER CREEK WATERSHED"
BY WRIGHT WATER ENGINEERS, INC., SEPTEMBER 2001

ROW WIDTH 80'

N 89°30'45" E 2,642.38'

40' R.O.W.
BOOK 2792,
PAGE 947

80' ROW
BOOK 2792,
PAGE 947

S 00°37'44" E 801.51'

S 35°10'35" E 265.71'

S 00°32'44" E 748.82'

S 00°32'44" E 801.51'

S 00°32'44" E 2,483.59'

N 89°31'01" E 289.00'

S 00°32'44" E 748.82'

S 00°32'44" E 801.51'

S 00°32'44" E 2,483.59'

S 00°32'44" E 801.51'

S 00°32'44" E 2,483.59'

S 00°32'44" E 801.51'

S 00°32'44" E 2,483.59'

S 00°32'44" E 801.51'

S 00°32'44" E 2,483.59'

S 00°32'44" E 801.51'

S 00°32'44" E 2,483.59'

S 00°32'44" E 801.51'

S 00°32'44" E 2,483.59'

S 00°32'44" E 801.51'

S 00°32'44" E 2,483.59'

S 00°32'44" E 801.51'

S 00°32'44" E 2,483.59'

S 00°32'44" E 801.51'

S 00°32'44" E 2,483.59'

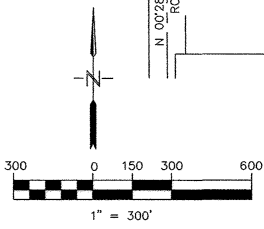
S 00°32'44" E 801.51'

S 00°32'44" E 2,483.59'

S 00°32'44" E 801.51'

S 00°32'44" E 2,483.59'

- LEGEND**
- ◆ SECTION OR ALIQUOT CORNER AS DESCRIBED
 - RN RECEPTION NUMBER
 - FOUND OPC LS 11389, UNLESS NOTED
 - FND. NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP PLS 36561 (UNLESS NOTED)

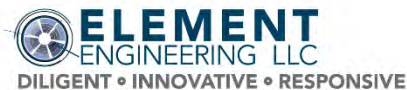


REVISIONS
ADAMS COUNTY-05.16.2007 vld

PROJECT INFO:
KREMER'S TURF FARM EXEMPTION SURVEY
JOB# 1788-206-082
MAY, 2007
1:\788\206-082\KREMER'S TURF FARM EXEMPTION SURVEY\2007\Map-4.dwg

SHEET 4 OF 4

J&H ENGINEERING
100 SOUTH WASHINGTON STREET, SUITE 100
DENVER, CO 80202
TEL: (303) 555-8888 FAX: (303) 499-9208



ENGINEER'S PROGRESS REPORT

Date: June 1, 2021
To: Greatrock North Water and Sanitation District
From: Element Engineering
Job No. 0041.0001
RE: Monthly Engineers Report – **New Items Bold**

Water Treatment Plant Improvements - Design

Design of the water treatment plant is ongoing with interior and exterior piping being set both horizontally and vertically. Preliminary site and grading plans have been completed. Equipment has been laid out and situated in the building floorplan.

Progress plans were sent to MMI and Ramey Environmental on March 30th. A review meeting was held to discuss comments and gather input on the drawings from the design team on April 16th. We are currently working on updating the plans per the comments received. These updated plans will be sent to the district board and design team by the week of May 4th.

Plans and a Basis of Design Report (BDR) will be submitted to CDPHE by the end of May. During CDPHE review Element will continue to move the design forward and will be working with subconsultants on their respective areas of the design (structural, MEP, electrical, etc).

Element submitted progress plans for the district committee meeting. Changes to the site plan were discussed including removing the northern access and moving the future septic system location. Discussion on the finishing of the future office location was also discussed.

We are currently continuing to work on the design plans including comments discussed at the meeting. A new progress set will be submitted to the district prior to the June board meeting. We are on schedule for a May submittal to CDPHE. We have kicked all subconsultants off on their designs and have entered the multi-disciplinary phase of design.

Further discussion on the future office location was held at the June 2nd board meeting. There were no comments discussing moving equipment/piping, therefore we will move forward with all subconsultants on the proposed layout.

The Basis of Design Report (BDR) was submitted to CDPHE on June 1st. At the June 2nd it was discussed and agreed upon by the board that the building would include a unisex restroom and the plans would include the necessary septic system and leach field design. These will be incorporated into the documents.

Element held a design coordination meeting with subconsultants on June 28, 2020. Plans and documents have been provided to the subconsultants and they have started their design work. A coordination

meeting with the controls engineer will be held on June 23rd. A site visit with the electrical engineer was held on June 24th.

Element has submitted plans to the RO equipment manufacturer for review and comment. We have reviewed all connection points and flowrates with Marlo to verify piping location and size. Worth Hydrochem has indicated that Marlo did not bid the project to install the skids back-to-back as is the case in our design and has requested a change order of \$5,760.00 to re-orient piping on the second skid rather than providing two identical skids (non-mirrored configuration). This will need to be discussed in more detail at the upcoming committee meeting and board meeting.

Further correspondence and work with Marlo has shown that we can simply mirror the skids as initially intended without the additional piping relocation changes. This will significantly reduce the necessary change order to costs associated with drafting only. Element is awaiting the revised change order amount from Marlo and will report that amount to the board.

Design coordination meetings with designated board members are being held with the architect. The floorplan has been generally finalized. The district board met at a special meeting on July 28th where it was determined that the building would be 40'x80' and would include finished restroom, operator room, storage room, electrical room, office room, and conference room. There will not be a mezzanine included in the design which will allow for the building height to be reduced. Element has developed a change order for engineering, drafting, design, and technical specification efforts necessary to complete this work.

Element has contacted Adams County to verify the submittal requirements that will be necessary prior to obtaining a building permit. The following are required and appear to be contractor related:

- apply online at our EPermit Center for a building permit
- have a General Contractor, currently licensed in Adams County before permit application will go to the review process.
 - Sub-Contractors, currently licensed in Adams County before permit will be issued.
- have all documents listed on the Commercial Submittal Requirements uploaded to your application online (PDF Format)

As previously discussed, Adams County approvals for planning/land use were completed during the water storage tank project.

Alternative delivery methods were discussed at a committee meeting on August 14th. This included DB, CMAR, etc. Element and MMI discussed the potential of short-listing contractors and entering a modified partnership with a selected contractor after receiving competitive bids from the short list. To determine the statutory requirement necessary to short-list and retain contractors Element consulted with the district's council Jennifer Tanaka, Esq. According to feedback, Title 32 requires that the district public notice for bids on all construction contracts over \$60,000 or more. There is not a specific process required for prequalifying contractors in these instances. The district could create a short-list of contractors; however, the district would need to publicly bid the project in order to show consideration to other contractors potentially not on that short list.

Geotechnical work necessary for the ISDS design was completed on August 19th. This included excavation and materials sampling. Element met onsite with MMI on August 19th to review the yard piping design and augmentation piping/strategy.

With the general finalization of the floorplan all subconsultants are now working on construction plans. Note that the floorplan can still be modified or changed by the board, but Element wanted to get other disciplines going based on the general acceptance of the floorplan we have arrived at.

Worth and Marlo were submitted updated skid drawings allowing a back to back installation on August 14th. These drawings were accepted by Element. The updated skid drawings are being incorporated into the design by Element.

Element has followed up with LOA to determine when the next architectural review meeting will be held. LOA is drafting cross section views of rooms and generating recommendations for finishes in rooms. LOA has indicated they will be ready for a meeting in early September with the architectural committee.

Several operational alternatives were developed for SCADA design. These are being reviewed internally and will be sent to the GNWSD board, Ramey, MMI and HMI for design of the SCADA system.

SCADA and controls designs have been completed to schematic level. Per our discussion with district staff we plan to have a bid item listing HOA solutions as the SCADA/controls provider. They will provide their cost to design, install, troubleshoot and startup the districtwide (and plant specific) controls systems. The design in the plans to be bid includes dry conduit for controls to each piece of process equipment. HOA is solely responsible for the design of the controls system and is not contracted under Element Engineering.

A meeting was held with LOA, Lisa and John to discuss the architectural layout on October 27th at 4:00 PM.

95% progress plans, bid documents, and technical specifications were provided by the end of the November for all disciplines (excluding controls --- see above). This did not include the architectural changes discussed on October 27th due to time constraints to meet the end of the month deadline.

We have contacted CDPHE on the design review. We have been assured that our project is in the queue for review and will be under review soon. CDPHE may issue an RFI (request for information) that we must answer in order to achieve approval.

Because the existing onsite concentrate line is buried much shallower than originally anticipated the building drains cannot gravity drain to the concentrate line. We discussed draining floor drains to the leach field or the possibility of a sump pump with the board. The board preferred the sump pump option. A sump and sump pump has been added to the design. It is important to note that the onsite (existing) concentrate line appears to be only 4-inch in diameter.

Therefore, the existing line cannot handle off-spec permeate (permeate flow to concentrate disposal for a short period of time upon skid startup) as it is not big enough to handle the instantaneous 200 gpm flow. We have contacted Marlo and Worth to discuss this and both are in agreement that the system will have an option to turn off off-spec permeate. Off-spec permeate is not necessary for this installation as we are not treating for a primary MCL.

We have received and responded to minor questions from the CDPHE review engineer Brit Abney. This typically means the project is close to approval. Final updated plans including changes made to accommodate the building sump (discussed above) have been completed.

HOA has provided their cost to upgrade the districts controls and SCADA system as well as provide the primary PLC and controls for the water treatment plant. A scoping letter is attached to this report. The HOA cost will be included as a force account in the water treatment plant bidding documents. Please note

that the water treatment plant design by Element includes all conduit required for controls. The SCADA design and installation will be by HOA during project construction.

Element has discussed coordination of projects (brine pond and water treatment plant) with MMI. Both the water treatment plant and evaporative pond projects can proceed in parallel. As we have received only minor questions from CDPHE to date, we believe that final design approval should be provided soon. Therefore, we recommend proceeding with bidding the water treatment plant project for construction. The public advertisement and bidding process will take approximately 2 months and will allow CDPHE time to process the final approval. The bidding process includes the following tasks:

- Public advertisement for bids (published in local paper of record).
- Plans and specifications are made available to contractors.
- Pre-bid meeting
- Answer contractor questions via addenda
- Bid Opening
- Review of bids and recommendation for award provided by Element to the board.
- Notice of Award provided to contractor.

If the board wishes to proceed with bidding of the project Element will compile a bidding schedule and prepare the documents for distribution to contractors. Plans will be distributed electronically through an online distribution platform. Element will provide the district manager with a project advertisement to publish in the local paper per state statute.

The board has voted to begin the bidding process. A pre-bid meeting was held on March 25 at the project site. A pre-bid meeting attendee sheet is attached to this report. The pre-bid meeting was listed as mandatory, so only those prime contractors who attended can bid on the project. This is not the case for subcontractors.

The bid schedule is as follows:

- Pre-bid Meeting (mandatory): March 25th, 2021 @ 10:00 AM (project site)
- Bid Opening: April 16, 2021 @ 10:00 AM – Element Engineering offices (Zoom Link provided for remote attendees)

Worth Hydrochem has provided a final change order for the equipment requesting a 5% increase in cost due to an increase in material and labor cost. Originally the district awarded the contract with a 210-day contract hold date and an adder for an additional 90-days. It has been about 500 days since that contract was signed, so the hold has expired. Element believes this is a reasonable request. The total additional request is \$19,013.00. Worth has provided a change order request document summarizing the original contract price, Addendum No. 1 (change in piping) and Addendum No. 2 (increase in material and labor).

Bids were opened on April 16 at 10:00 AM. Six contractors submitted bids. The apparent low bidder Dan's Custom Construction was requested to provide all contract required reference items prior to the April 20, 2021 special board meeting.

Element Engineering recommended Moltz Construction be awarded the project. The board voted to award the project to Moltz Construction at the district's April 4th Meeting. The notice of award and owner-contractor agreement have been signed by both the district and the contractor. Bonds and insurance (payment and performance bonds) have been received by Element. Hard copies will be provided to Lisa Johnson. Element held a meeting with Moltz Construction to discuss a schedule for the pre-construction meeting and notice to proceed. The pre-construction meeting is scheduled for the week of May 31st with the notice to proceed being issued shortly after. Moltz has already submitted documents for the septic system permit and is working on the building department permit. We expect submittals to begin arriving for review shortly.



Greatrock North Water & Sewer District

ORC Report

June 1, 2021

Alluvial Wells

Alluvial Well 1 meter certification has been completed and submitted to CDPHE with no issues found with the flow meter at this time. Alluvial Well 1 is currently not use due to questions from CDPHE involving a bypass line, that is currently not in use, but could allow water to bypass the flow meter. REC is proposing the valves be removed and blind flanges be installed on both Alluvial Well 1 and Alluvial Well 2 flow meter bypass lines.

Update 5/4/21– Following previous months board meeting REC has submitted an estimate to install flow meters in place of capping the bypass lines for both Alluvial wells.

Update 5/24/21 – Parts shipped from factory on 5/19/21. REC will schedule install as soon as they arrive.

Water Quality

REC ran several extended clean-in-place procedures on the RO system to attempt to improve water quality. REC also inspected the high-pressure regulating valve on RO system to verify proper operation. Follow-up samples were collected after cleaning and inspections, which showed no improvement in TDS concentrations. REC working with vendor to see if any improvements can be made prior to RO replacement.

Additional Services

REC attended onsite training with Dan Cordova to go meter reset programming on new cellular ERTs.

Completed new water meter installed at 16320 Rayburn ST.

Note- This meter requires two risers and will likely be in the driveway once concrete is poured. REC discussed with homeowner that this meter pit would need to be brought up to grade.